

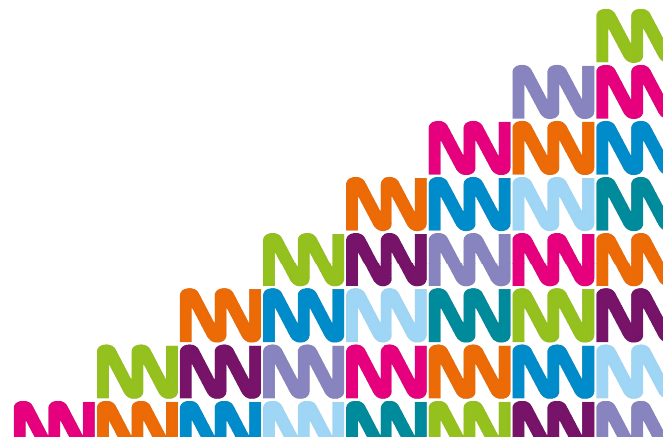


11 Larchwood Mews
Banbridge
BT32 3XJ

**Offers In The
Region Of £130,000**

- Semi Detached Home
- Two Double Bedrooms
- Spacious Lounge
- Open Plan Modern Kitchen/Dining
- Fully Tiled Shower Room
- Off Road Parking
- Low Maintenance Rear Garden
- Chain Free Sale
- Viewing By Appointment
- Call Early to Avoid Disappointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Welcome to Larchwood Mews in Banbridge! This charming semi-detached house, built in 1982, is a hidden gem waiting for you to call it home. As you step inside, you'll be greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. With two bedrooms, there's plenty of space for a growing family or for those who enjoy having a guest room or home office. The bathroom is conveniently located to serve both bedrooms, ensuring privacy and convenience for all residents. Situated in the picturesque town of Banbridge, this property offers the perfect blend of tranquillity and convenience. Whether you're looking to enjoy a peaceful evening in the garden or explore the nearby amenities, this location has it all. Don't miss out on the opportunity to make this house your own. Contact us today to arrange a viewing and take the first step towards creating your dream home in Banbridge.

GROUND FLOOR

Entrance hallway with tiled floor leading into lounge with laminate wood flooring & open fire. Open plan kitchen/dining with modern range of units incorporating integrated hob, oven fridge freezer, dishwasher and tiled flooring throughout. Additional storage with under stair cupboard.

FIRST FLOOR

Bedroom one with laminate wood flooring and front view aspect. Bedroom two gain with laminate flooring and rear view aspect. Fully tiled shower room with double shower cubicle, W.C and wash hand basin.

OUTSIDE

Great off road parking with tarmac driveway & to the rear you have a fully enclosed and extremely private garden, very low maintenance.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchieclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

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07703612260

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

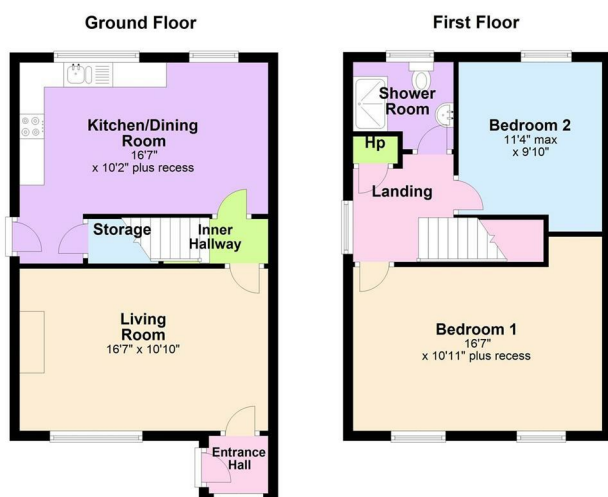
49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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