



1 Rockfield Close

Crossgar
BT30 9GQ

Offers In The
Region Of £179,950

- Semi-Detached Home
- Three well proportioned bedrooms
- Modern Interior
- Lounge with open fire
- Spacious Kitchen/Dining Area
- Outside decking perfect for entertaining
- Well maintained gardens & Patio Area
- Oil Fired Central Heating
- Excellent Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Welcome to One Rockfield Close, Crossgar - a charming semi-detached home that is sure to capture your heart! This delightful property boasts a perfect blend of comfort and style. The interior is tastefully decorated, creating a warm and inviting atmosphere that makes you feel right at home. With everything in place and move-in ready, all you need to do is unpack and start enjoying your new abode.

Don't miss out on the opportunity to make this house your home. Contact Edel at our Downpatrick Branch to arrange a private showing.

Accommodation

This modern property is the perfect addition to the thriving property market, the property itself boasts a large living area & an generous kitchen/dining room, which has double doors to the garden area. This provides a lot of natural light to come flooding into the modern kitchen area. The kitchen design also provides additional living or dining space for the family to enjoy. The first floor has three well proportioned bedrooms and a modern bathroom suite. This property is perfect for someone who just wants nothing to do other than moving their stuff in.

Outside

One of the many highlights of this property includes the garden area at the back of the home which is perfect for hosting summer barbecues, garden parties, or simply unwinding after a long day. The front also includes a spacious drive and gardens laid in lawn with entrance path.

Financial Advice

We are most pleased to recommend Donnan from Ritchie McLean Mortgage Solutions. To request a no obligation appointment please email donnan@ritchieandmclean.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703612257

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.

QUINN
Estate Agents

quinnestateagents.com