



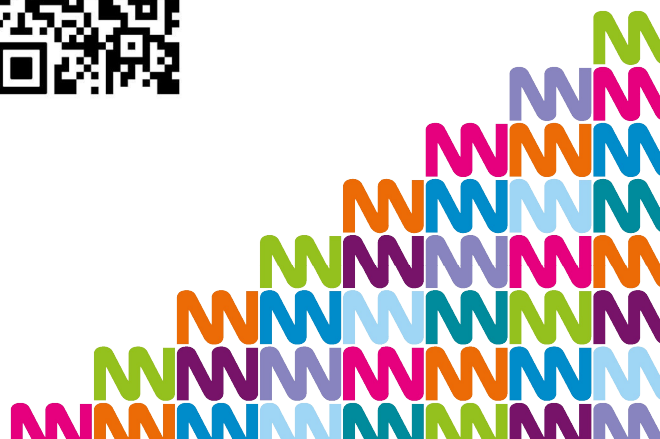
**54 Downpatrick Street**  
 Saintfield  
 BT24 7AY

**Offers In The  
 Region Of £150,000**

- Well Presented Terraced Property
- Three Bedrooms
- Three Reception Rooms inc. Dining Area
- Downstairs W/C
- Decked outside entertaining area
- Well presented throughout
- Ideal first time buyer/investor property
- Perfect for commuting
- Viewing contact our Ballynahinch branch on 028 97564400
- For financial advice contact Laura via [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)



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	44	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Nestled on the charming Downpatrick Street in Saintfield, this delightful terraced house is a true gem waiting to be discovered. Boasting a convenient location in the heart of Saintfield, this tastefully designed property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a warm and inviting atmosphere with one reception room that is perfect for entertaining guests and a further 2 reception rooms to relax after a long day. With three cosy bedrooms, there is ample space for the whole family to unwind and recharge.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the spacious layout includes not just one, but three reception rooms, providing versatility and plenty of room for various activities.

Whether you are looking for a peaceful retreat or a place to call home, this terraced property on Downpatrick Street offers a wonderful opportunity to experience the best of Saintfield living. Don't miss out on the chance to make this charming house your own!

#### A little more info...

As you step inside this home, you are greeted by a warm and inviting atmosphere with one reception room that is perfect for entertaining guests and a further 2 reception rooms to relax after a long day. With three cosy bedrooms, there is ample space, including an impressive amount of storage space. throughout the home.

The property features a

well-appointed bathroom, ensuring convenience for all residents. Additionally, the spacious layout provides versatility including a dining area which could be used as a playroom, office or family snug.

Whether you are looking for a place to call home or a property investment, this property on Downpatrick Street offers a wonderful opportunity to experience the best of Saintfield living.

Don't miss out on the chance to make this charming house your own !

#### Viewing

Early viewing recommended, contact our Ballynahinch branch on 028 97564400 to arrange a viewing - for more information email Ballynahinch@quinnestateagen



For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
07803626095

#### 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

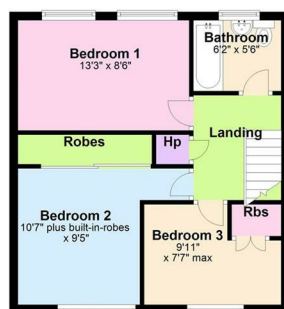
#### General Enquiries

sales@quinnestateagents.com

Ground Floor



First Floor



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