



45 Highbury Avenue
 Killyleagh
 BT30 9RE

**Offers In The Region Of
 £105,000**

- End Terrace Home
- Three Bedrooms
- Lounge
- Kitchen & Dining Area
- Ground Floor Bathroom
- Enclosed Outdoor Areas
- Ideal Starter or Investment Property
- Contact Edel on 07703 612 257 to View



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This end terrace home which will suit a variety of purchasers, just off the Comber Road, close to all local amenities and both shoreline and country walks, as well as boasting views of Killyleagh Castle.

Well maintained throughout, the accommodation is spread over two floors and comprises living room, fitted kitchen with dining area, bathroom and three bedrooms.

Externally the property benefits from an easily maintained enclosed entertaining areas with lough views.

ACCOMMODATION

This sizeable end terrace property comprises to the ground floor, generous kitchen with dining area, lounge and bathroom. There are three bedrooms on the first floor, two with built in storage.

OUTSIDE

Externally the property is enhanced with easily maintained, enclosed rear yard and entertaining area.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

CONTACT US

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

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Banbridge BT32 3JS
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General Enquiries

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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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