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Banbridge Branch

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General Enquiries

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For any enquiry relating to this property, please contact

Leanne Glover

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14 Oakridge Banbridge BT32 4RT

Offers In The Region Of £270,000

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.

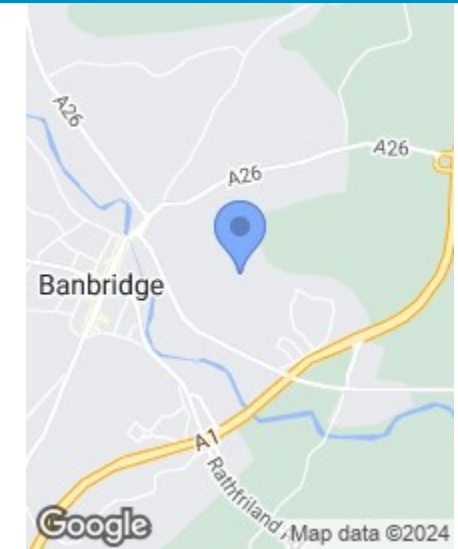
Valuation/Mortgage Service

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.

- Detached Family Home
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining/Living Area
- Separate Utility Area
- Family Bathroom with Four Piece Suite
- Integral Double Garage with Storeroom
- Oil Fired Central Heating
- EPC D 55
- Property Approx. 1580 Sq Ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

Oakridge is located on the Castlewellan Road Banbridge by turning left onto Oakdale, then continuing on into Oakridge.

Welcome to 14 Oakridge in the charming town of Banbridge! This delightful detached house, built in 2003, boasts a perfect blend of comfort and style. With 2 reception rooms, 3 bedrooms, and 2 bathrooms, this property offers a spacious and inviting living spaces for you and your family.

Located in a serene neighbourhood, this house provides a peaceful retreat from the hustle and bustle of everyday life. The property's detached nature ensures privacy and tranquillity, making it an ideal sanctuary to call home.

The interior of the house is thoughtfully designed, with ample natural light flooding through the windows, creating a warm and welcoming atmosphere. The bedrooms offer cosy retreats for relaxation, while the bathrooms provide modern amenities for your convenience.

Whether you're looking to host gatherings in the reception room or enjoy quiet moments in the comfort of your own space, this house offers the perfect setting for all your needs. With its well-maintained structure and charming appeal, 14 Oakridge is ready to welcome you with open arms.

Don't miss the opportunity to make this house your own and experience the joys of living in a beautiful home in Banbridge. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property.

ACCOMMODATION COMPRISES

This property is access up a set of external steps with mature shrubs to left. Once you enter the property you have that level living with wooden flooring in bright hallway, leading into the lounge with laminate flooring, open fire and bay window. Stunning open plan kitchen/Dining & living are to the back of the property with tiled flooring throughout & sliding doors leading to the garden area. The kitchen is fitted with a modern contemporary range of kitchen units comprising eye level grill & oven, integrated hob, integrated dishwasher and space for a fridge freezer. Separate utility area with tiled flooring, low level units and two recesses for washing machine & tumble dryer. Bedroom one with fitted wardrobes and ensuite which comprises double shower cubicle, wash hand basin and W.C. Bedroom two another double room with front view aspect and carpeted flooring. Bedroom three a great sized third bedroom again with carpet laid. Access to the garage below from main hallway as per floorplan.

OUTSIDE

Double tarmac driveway with mature shrubs to front. To the rear you have a fully private garden with grass lawn and paved patio area perfectly situated beside sliding patio doors at rear.

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

