

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

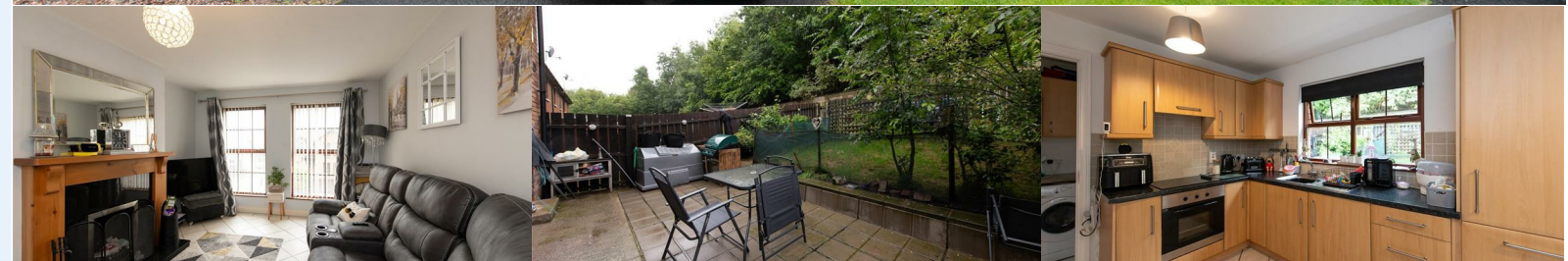
sales@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260



23 Burn Brae Green
Banbridge
BT32 4GG

Offers Over
£180,000

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.

- End Townhouse with Garage
- Three Good Sized Bedrooms, Master Ensuite
- Spacious Lounge
- Open Plan Kitchen/Dining Area
- Ground Floor W.C
- First Floor Family Bathroom
- Chain Free Sale
- Oil Fired Central Heating
- EPC D 58
- Private Garden

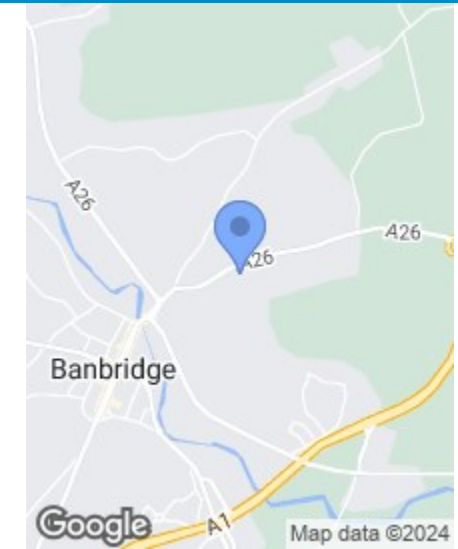
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



23 Burn Brae Green

Banbridge, BT32 4GG

QUIN
Estate Agents



Directions

Burn Brae Green is located on the Dromore road Banbridge

Welcome to 23 Burn Brae Green, Banbridge - a charming end terrace house that offers a perfect blend of comfort and style. This delightful property boasts a spacious 1,260 sq ft of living space, providing ample room for all your needs. As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The property features three inviting bedrooms, offering a peaceful retreat at the end of a long day. With two well-appointed bathrooms, convenience is key in this lovely home. Situated in the heart of Banbridge, this property is perfectly located for those seeking a vibrant community atmosphere. Whether you enjoy exploring local shops, dining at quaint cafes, or taking leisurely strolls in the nearby parks, this area has something for everyone. Don't miss the opportunity to make this charming house your new home. With its desirable location and comfortable living spaces, 23 Burn Brae Green is sure to capture your heart. Contact us today to arrange a viewing and start envisioning the wonderful possibilities that await you in this lovely property.

Upper Ground Floor

Staired entrance to a modern town house with access to a spacious tiled floor living room that comes equipped with a fireplace for those cosy winter evenings, and two large front facing windows to keep the breeze flowing in the summer and the room filled with light. Ground floor comes with a W.C and wash hand basin. Adjacent is the kitchen which has plenty of worktop space and glass top induction burners fully furnished with wooden panel units, integrating the fridge freezer for a seamless look. The kitchen also provides access to a utility room with space for a washing machine and other storage. The open dining area next to the kitchen sits in front of double patio doors that leads directly to a private low maintenance garden that again has plenty of space for hosting or simply enjoying the sun.

First floor

Large bedroom one with fully tiled ensuite with shower cubicle, W.C and wash hand basin. Laminate tile flooring in room and great natural light. Bedroom two and three are fully carpeted with great natural light shining in to the rooms. Large family bathroom with separate bath and shower units, fully tiled, W.C and wash hand basin.

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@ritchiemclean.co.uk

CONTACT

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

