



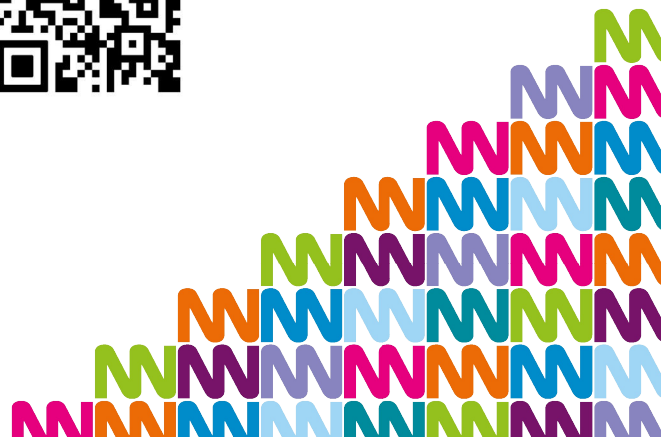
**4 Hill Street**  
Banbridge  
BT32 4DP

**Offers In The  
Region Of £89,950**

- Mid Terrace Home
- Three Bedrooms
- Good Sized Lounge
- Galley Kitchen
- First Floor Bathroom
- Great Garden to Rear, South facing
- Detached Garage with Loft Space
- Oil Fired Central Heating
- EPC 47 E
- Chain Free Sale



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	47	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Welcome to 4 Hill Street, Banbridge - a charming terraced house built in the 1950s that exudes character and warmth. This delightful property boasts 1 reception room, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room.

Situated conveniently close to the bus stop, commuting will be a breeze, making this home an ideal choice for those who value convenience and accessibility. Additionally, being close to the town centre means you'll have easy access to a variety of amenities such as shops, restaurants, and entertainment options.

The vintage charm of this house, combined with its practical layout, creates a welcoming atmosphere that you'll be proud to call home. Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with great investment potential, 4 Hill Street offers a wonderful opportunity to create a space that truly reflects your style and personality. Don't miss out on the chance to own a piece of history in this lovely terraced house - book a viewing today and envision the endless possibilities that await you at 4 Hill Street, Banbridge.



For any enquiry relating to this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260

### GROUND FLOOR

Entrance hallway with laminate flooring leading into the lounge area again with laminate flooring. Bright and roomy kitchen to rear, slightly aged but with plenty of potential. Covered yard reached from rear door which would make a perfect utility area or just extra storage.

### FIRST FLOOR

Three bedrooms on the first floor all with laminate flooring and one with built in storage. Bathroom with half tiled walls and comprising bath with shower over head, W.C and wash hand basin.

### OUTSIDE

On street parking to the front with enclosed front garden. The rear you have a right of way accessed via East End Terrace to reach the garage entrance and gate to rear garden. The rear garden is fully enclosed and south facing.

### 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](mailto: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](mailto:sales@quinnestateagents.com)

### 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](mailto: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.

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