



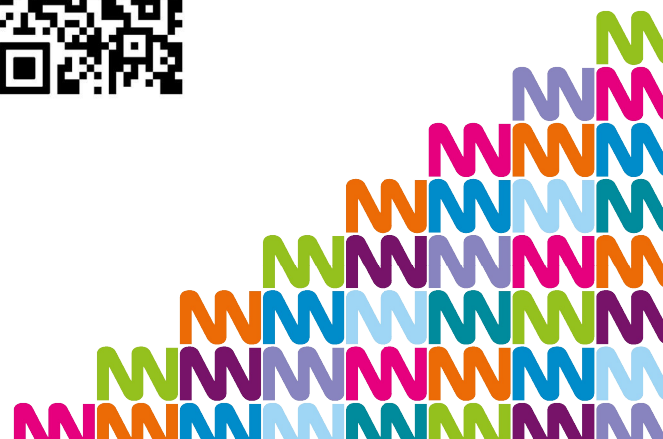
**22 Reilly Park**  
Banbridge  
BT32 3DJ

**Asking Price**  
**£95,000**

- End Terrace Home
- Three Bedrooms with Built In Wardrobes
- Large Lounge
- Kitchen with Separate Utility Room
- First Floor Bathroom
- Gas Heating
- PVC Double Glazed Windows
- Sold As Seen Chain Free Sale
- EPC 71 C
- Viewing By Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





**'Public Notice '**

22 Reilly Park, Banbridge BT32 3DJ.

We are acting on the sale of the above property and have received an offer of £95,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: C71

Welcome to this sizeable end terrace house located in the desirable Reilly Park, Banbridge. This property boasts one reception room, three cosy bedrooms, and a well-appointed bathroom, making it an ideal home for a small family or those looking for a peaceful retreat.

Situated in a prime location, this house is conveniently close to schools, making it perfect for families with children.

Additionally, its proximity to various amenities ensures that you have everything you need right at your doorstep.

Sold as seen, this property offers a fantastic opportunity to create a home tailored to your taste and preferences.

With its traditional charm and great potential, this house is just waiting for someone to make it their own.

Don't miss out on the chance to own this lovely property in Reilly Park - a wonderful place to call home.

**GROUND FLOOR**

Laminate floor in entrance hallway with carpet laid on stairs. Lounge a really good size again with laminate flooring throughout. Kitchen fitted with a range of high and low level units with space for appliances and tiled floor. Separate utility area with space for washing machine and dryer and fitted with wash hand basin.

**FIRST FLOOR**

Three good sized bedrooms all with laminate flooring and all with built in wardrobes. Bathroom fitted with white three piece suite with shower over bath.

**OUTSIDE**

On street parking to rear of the property with a small enclosed paved rear yard with outhouse storage. To the front you have a small low maintenance & fully enclosed garden with stone and paving.

**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)



For any enquiry relating to this property, please contact

**Leanne Glover**

[leanne@quinnestateagents.com](mailto:leanne@quinnestateagents.com)

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**Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB

028 9756 4400

**Downpatrick Branch**

15 Market Street  
Downpatrick BT3 06LR

028 4461 2100

**Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS

028 4062 2226

**General Enquiries**



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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Estate Agents

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