



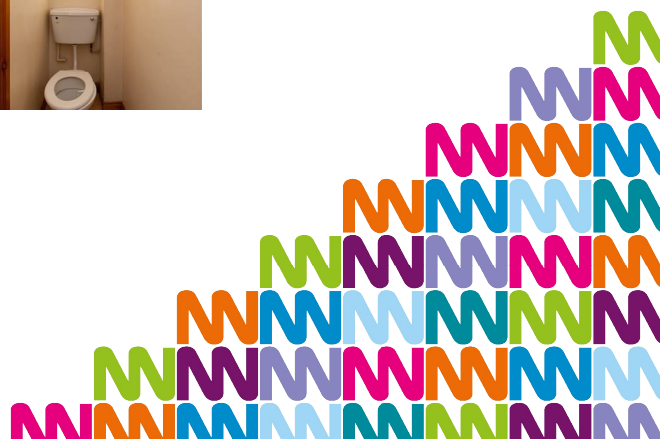
**14 Struell Avenue**  
Downpatrick  
BT30 6GP

**Offers In The Region Of £90,000**

- Mid Terrace Home
- Three Bedrooms
- Lounge
- Open Plan Kitchen & Dining Area
- Ground Floor WC
- Enclosed Rear Garden
- On Street Parking
- Viewing By Appointment Only
- Enquiries to Edel 07703 612 257
- EPC D63



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





**Public Notice**

Address: 14 Struell Avenue, Downpatrick, BT30 6GP  
 We are acting in the sale of the above property and have received an offer of £87,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating D63

Ground Floor



For any enquiry relating to this property, please contact

**Edel Curran**

edel@quinnestateagents.com  
 07703 612 257

**Ballynahinch Branch**

24 High Street  
 Ballynahinch BT24 8AB  
 028 9756 4400

**Downpatrick Branch**

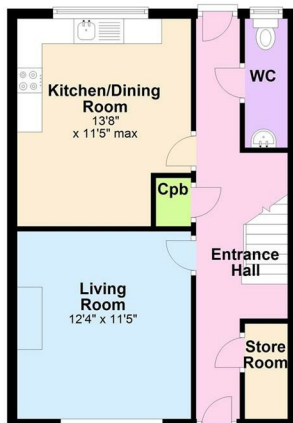
15 Market Street  
 Downpatrick BT3 06LR  
 028 4461 2100

**Banbridge Branch**

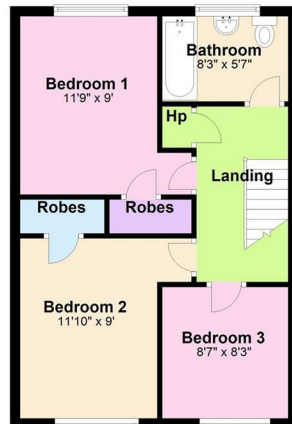
18 Bridge Street  
 Banbridge BT32 3JS  
 028 4062 2226

**General Enquiries**

Ground Floor



First Floor



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.

**QUINN**  
 Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)