



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

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34 Lotus Green
Banbridge
BT32 3ZA

Offers In The
Region Of £199,950

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.

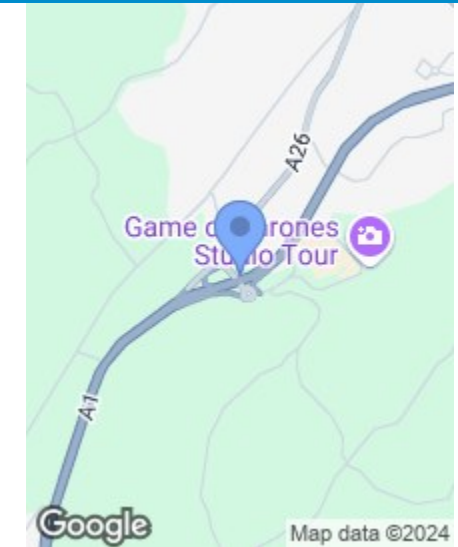
Valuation/Mortgage Service

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.

- Immaculate Semi Detached Lotus Home
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Multi Fuel Stove
- Modern, Sleek Kitchen with Integrated Appliances
- Ground Floor W.C
- First Floor Family Bathrooms
- Private South Facing Garden
- EPC 77 C
- Chain Free Sale
- Early Viewing By Appointment Recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

No 34 Lotus Green is situated in the very popular Lotus Village, Newry Road Banbridge with close convenience to the A1 and The Boulevard Shopping Outlet and also a short drive into Banbridge Town centre with ample amenities, schools and shops to hand.

Welcome to 34 Lotus Green, Banbridge - a charming semi-detached house that could be your perfect family home. This delightful property boasts three bedrooms, offering ample space for a growing family or those who enjoy having guests over. With a generous 1,100 sq ft of living space, there is plenty of room to create lasting memories.

Built in 2014, this modern home provides the perfect blend of contemporary design and functionality. The property's newer construction means you can enjoy the benefits of a well-maintained and up-to-date space without the hassle of a fixer-upper. Located in the picturesque town of Banbridge, you'll find yourself surrounded by a welcoming community and convenient amenities. The chain-free sale of this property offers you a smooth transition into your new home without any delays or complications. Don't miss out on the opportunity to make 34 Lotus Green your own. Whether you're looking to settle down with your family or simply want a comfortable space to call your own, this property has the potential to be the perfect fit for you.

GROUND FLOOR

Inviting entrance hallway with wood flooring with access to the ground floor W.C. comprising tiled floor, wall hung sink & W.C. Spacious and bright lounge with wooden flooring & multi fuel stove fitted. To the rear of the ground floor you have a great entertaining space with open plan kitchen/dining area comprising modern white range of kitchen units to include a range of integrated appliances such as hob, oven, fridge freezer & dishwasher with the added benefit of built in storage and double patio doors leading to south facing garden.

FIRST FLOOR

On the first floor you have a homely carpeted landing with closet space with three good sized bedrooms all with carpet laid and master having ensuite which comprises double shower cubicle, wall hung wash hand basin & W.C. Family bathroom fitted with W.C, wall hung wash hand basin with bath including shower attachment overhead.

OUTSIDE

Attractive exterior with small grass lawn, tarmac driveway to side with a fully enclosed rear south facing garden with paved patio, deck area and a well maintained grass lawn.

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 Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

