



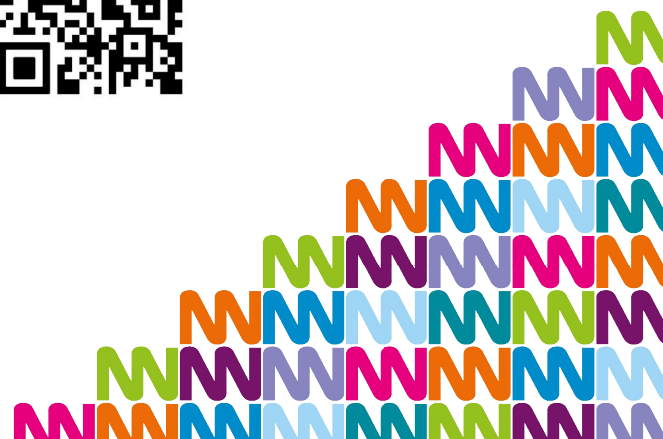
25 Hillside
Spa
BT24 8PS

**Offers In The Region Of
£129,950**

- Ideal First Time Buy or Investment
- Desired Area
- Mid Terrace Home
- Three Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Dining
- Separate Utility Area
- Enclosed Rear Garden
- OFCH
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			





Located in the Hamlet of Spa near Montalto Estate, this terraced house combines comfort with potential, offering a wonderful opening to purchase your new home.

While the property may benefit from some modernisation, it presents a fantastic opportunity to tailor the space to your own tastes and preferences.

The property boasts three well-appointed bedrooms, open-plan kitchen and dining, separate utility area and enclosed rear garden.

ACCOMADATION

The ground floor of this home consists of hallway with under stair storage, spacious lounge, open plan kitchen with a range of high and low level units with recess for an under counter fridge and free standing cooker leading onto a utility area offering access to the enclosed rear garden. Upstairs on the first floor there are three bedrooms two with built in storage and bathroom with electric shower over bath.

LOCATION

This property is located in the historical hamlet of Spa, a highly sought after area with walking grounds such as Montalto Estate at your doorstep. Conveniently located for both commuters and those who wish to access other surrounding towns such as Ballynahinch. A selection of primary and pre-schools are close by along with other recreation amenities such as a stunning golf course.

CONTACT

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing Ballynahinch@quinnestateagents.com

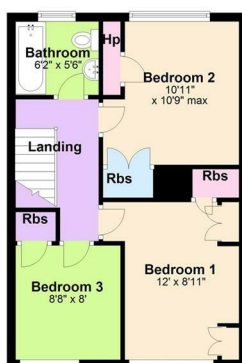
MORTGAGE ADVICE

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310

Ground Floor



First Floor



25 Hillside, Spa

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.



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

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

ballynahinch@quinnestateagents.com

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Estate Agents

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