



**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**

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260



**50 Summerhill**  
Banbridge  
BT32 3LJ

**Offers In The Region Of £259,950**

**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 Detached Home Approx 1400 Sq Ft
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Stove Fitted
- Open Plan Kitchen/Dining Space
- Ground Floor W.C
- First Floor Family Bathroom
- Detached Garage
- Off Road Parking
- EPC - C 72
- Viewing By Appointment

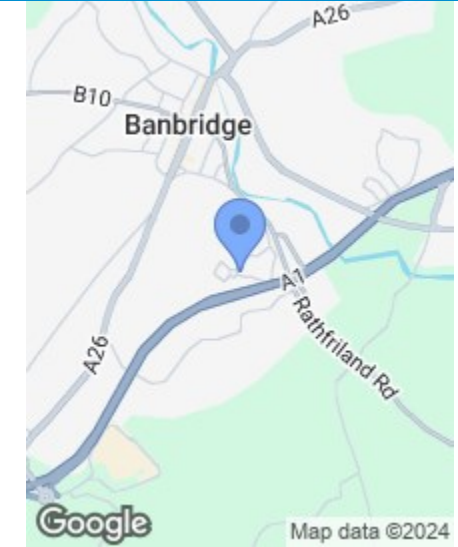
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





# 50 Summerhill

Banbridge, BT32 3LJ



**Directions**

Welcome to this charming detached house located in the sought-after area of Summerhill, Banbridge. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

Built in 2006, this house offers modern amenities while maintaining a classic charm. The property features parking for two vehicles, ensuring convenience for you and your guests.

This move-in ready home is perfect for those looking to settle in a convenient location with easy access to local amenities and transport links. Don't miss the opportunity to make this lovely house your new home in beautiful Banbridge.

## GROUND FLOOR

Entrance hallway with stunning solid wood flooring with access to W.C. Lounge also laid with same solid wood flooring, patio doors, marble fireplace with stove fitted and large bay window allowing lots of natural light into the room. Open plan kitchen/dining area with tiled flooring and fitted with a great range of high and low level units comprising integrated oven, grill & hob along with integrated fridge freezer & dishwasher.

## FIRST FLOOR

Landing fitted with hard wood flooring. Three double bedrooms all with hard wood flooring & master being ensuite. The ensuite is fully tiled and fitted with double shower cubicle, W.C and wash hand basin. Family bathroom also fully tiled, comprising W.C, wash hand basin & bath with shower overhead.

## OUTSIDE

Gorgeous red brick exterior with parking to side allowing room for two cars. Detached garage to side with a private corner garden to rear with paved patio area and well maintained lawn.

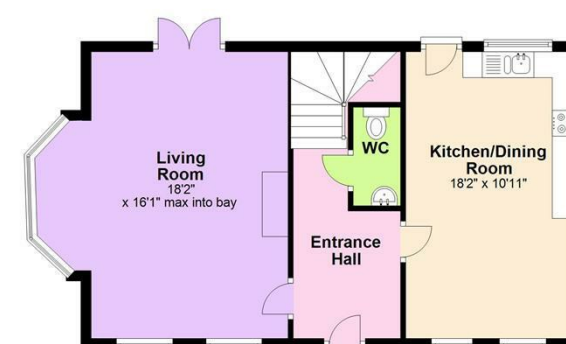
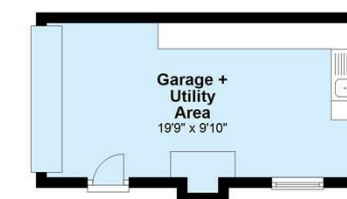
## MORTGAGE ADVICE

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](mailto:laura.mcgeown@ritchieclean.co.uk)

## CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)

Ground Floor



First Floor

