



### **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



**7 Whitethorn Lane**  
Kinallen  
BT25 2DL

**Offers In The**  
**Region Of £124,950**

### **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.

- Semi Detached Home
- Two Large Bedrooms
- Generous Lounge with Open Fire
- Open Kitchen/Dining Area
- First Floor Family Bathroom
- Private Enclosed Garden
- Double Glazed PVC Windows
- Off Road Parking
- EPC - 62 D
- Viewing by Appointment Only

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



# 7 Whitethorn Lane

Kinallen, BT25 2DL



[Directions](#)

Situated in the quaint village, Kinallen, this delightful terraced house on 7 Whitethorn Lane is a true gem waiting to be discovered. Built in 2004, this property boasts 2 reception rooms, perfect for entertaining guests or simply unwinding after a long day. With 2 generous bedrooms, there's plenty of space for a small family or guests to stay over. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

The location of this house is simply unbeatable, offering a peaceful retreat from the hustle and bustle of city life, but just a short drive from larger towns such as Dromore and Banbridge, this property is the perfect home for a first time buyer, just waiting to be furnished and made your own. Offering plenty of storage space, this house is just waiting for you to make it your home!

Don't miss out on the opportunity to make this house your home. With its inviting living spaces and convenient layout, 7 Whitethorn Lane is just waiting for someone to add their personal touch and make it truly special. Book a viewing today and step into the idyllic lifestyle that this property has to offer.

## GROUND FLOOR

7, Whitethorn Lane is the ideal property for first time buyers, this modern home is move in ready with off road parking as an added bonus! The ground floor comes with hard wood floor laid in entrance hall and living room. The living room is a bright and cosy space with open fireplace and recessed lighting. The kitchen and dining area comes with vinyl floor laid, plenty of worktop space and room for appliances, also with recessed lighting. Private enclosed garden to the rear with stone tiled element and wooden deck, offering plenty of space for relaxation.

## SECOND FLOOR

Stairs and landing with carpet laid. Generous Bedroom one, also with carpet laid and front-view element. Bedroom two with wooden floor laid, built in wardrobes and rear-view element. Tile-floor bathroom with large bath unit, W.C and hand wash basin

## 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)

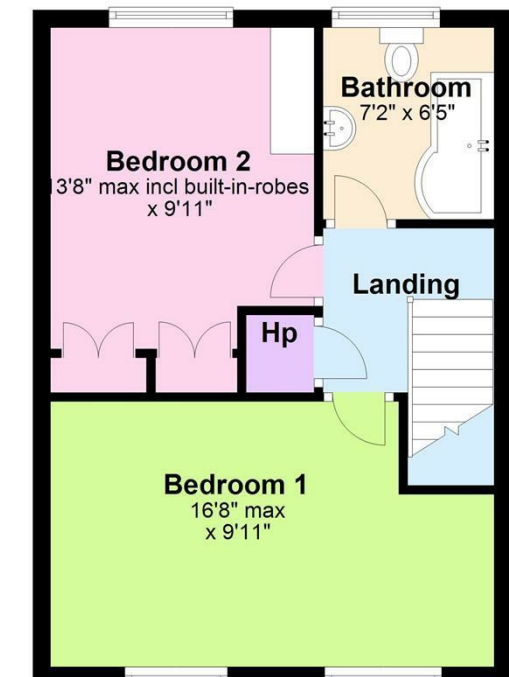
## CONTACT

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



7 Whitethorn Lane, Kinallen