



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



**3 Hillside
Banbridge
BT32 4AB**

**Offers In The
Region Of £119,950**

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.

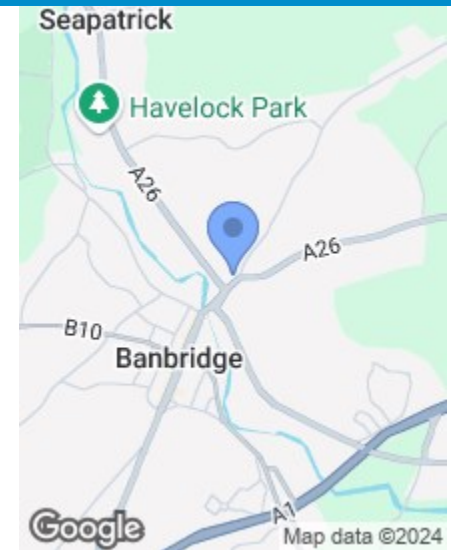
- Mid Terrace Home
- Three Bedrooms
- Spacious Lounge with Laminate Flooring
- Open Plan Kitchen/Dining with Patio Doors
- First Floor Four Piece Bathroom Suite
- Freshly Painted & Newly Laid Carpets Throughout
- Oil Fired Central Heating
- Low Maintenance Rear Garden
- EPC - TBC
- Chain Free Sale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



3 Hillside

Banbridge, BT32 4AB



Directions

No 3 Hillside is situated on the right hand side of the Ballymoney Hill, Banbridge conveniently located to the town centre, bus stops, schools and all other amenities.

Welcome to 3 Hillside, a charming terraced house that offers a perfect investment opportunity. This delightful property boasts one reception room, three cosy bedrooms, and a well-appointed bathroom. Built in 1976, this chain-free home has been freshly painted throughout and features newly laid carpets, giving it a fresh and inviting feel. Situated in a convenient location, this property is ideal for those looking to make a smart investment in the housing market. Whether you're a first-time buyer, a growing family, or an investor seeking a promising opportunity, 3 Hillside has the potential to be the perfect place to call home. Don't miss out on the chance to own this lovely terraced house with great investment potential. Book a viewing today and envision the possibilities that await you at 3 Hillside.

GROUND FLOOR

Welcoming entrance hallway with laminate flooring leading into the spacious lounge with laminate flooring & which has been freshly painted throughout. Open plan kitchen/dining area again freshly painted with part laminate floor, part vinyl. Solid wood kitchen units with integrated Neff dishwasher & Integrated freezer with under counter space for washing machine cooker & fridge. Large under stair storage cupboard and sliding patio doors.

FIRST FLOOR

Newly laid carpet throughout the first floor with freshly painted walls, all bedrooms with built in wardrobe space. On the landing you have further storage. Family bathroom is fully tiled with newly laid vinyl flooring, comprising bath, W.C, wash hand basin & shower cubicle with electric shower installed.

OUTSIDE

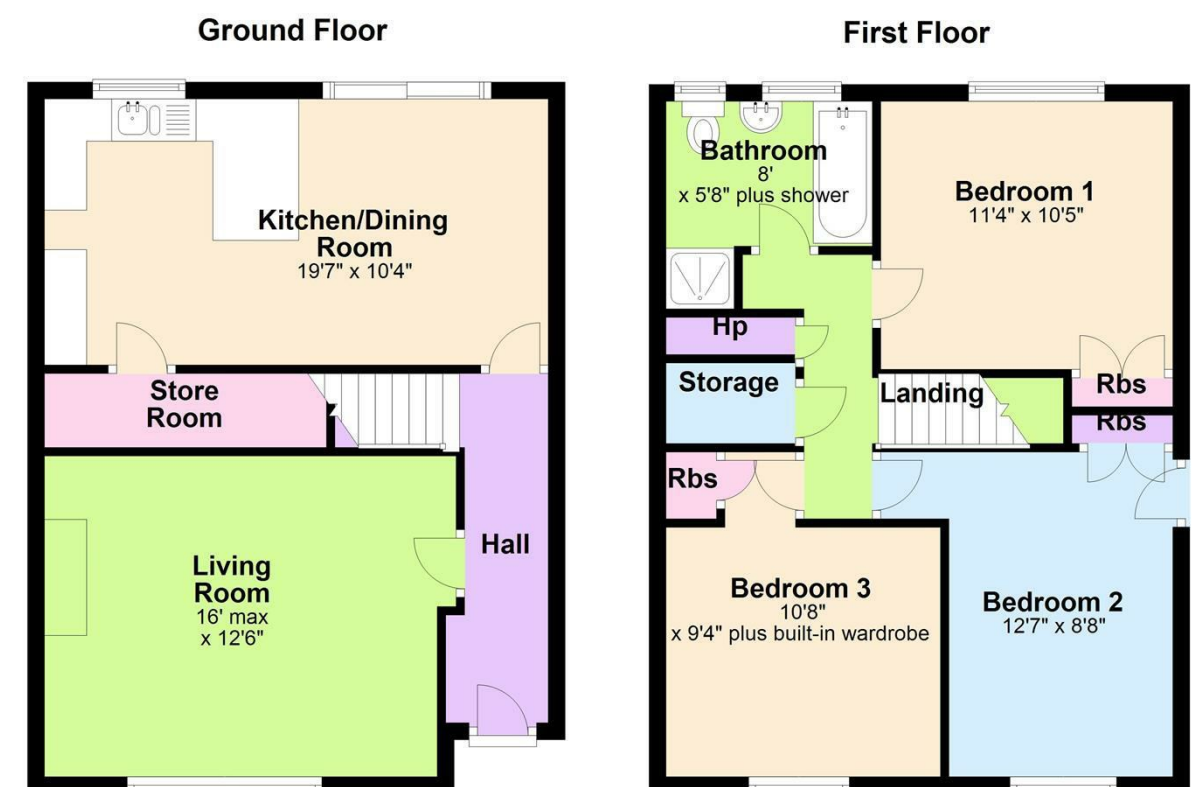
To the front of the property you have a well maintained grass lawn with newly planted shrubs. To the rear you have a low maintenance paved yard, fully enclosed. Ample parking to the side and rear of the property.

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@ritchiemclean.co.uk

CONTACT

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



3 Hillside, Banbridge