



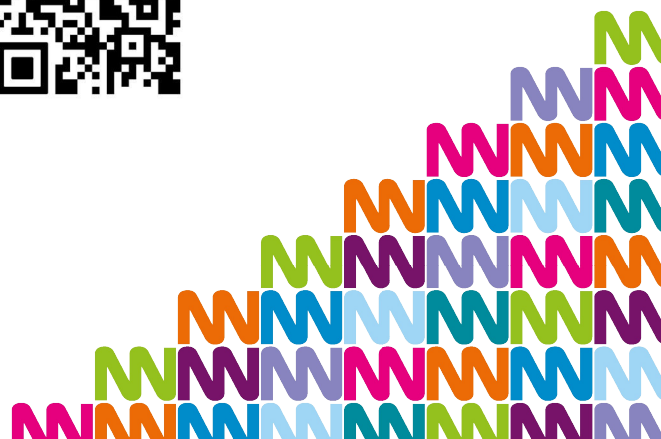
**34 Oak Grove**  
Banbridge  
BT32 3GT

**Offers In The  
Region Of £165,000**

- Presented Excellently
- Three Spacious Bedrooms
- Open Plan Kitchen/ Dining Area
- Large Family Lounge
- Generous Garden Space
- Off-Street Parking
- Great Location
- Good EPC - 72C
- Gas Heating
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This stunning end-terrace home is presented to an excellent standard throughout, boasting brilliant internal and external space, ideal for growing families. Inclusive of 3 spacious bedrooms, an open plan adjoined kitchen/dining space and a generous family lounge alongside a well-finished W.C, this home ticks many boxes. The property is located a short distance away from local amenities accessible in Banbridge town centre including schooling facilities for all age groups and shopping outlets like the Boulevard just outside the centre of Banbridge town. Complete with an extensive garden and off-street parking.

### 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](mailto: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](mailto:banbridge@quinnestateagents.com)

### ACCOMMODATION

Offering extensive accommodation, the ground floor of this property contains an entrance porch, wide entrance hall, kitchen/dining area, lounge and downstairs W.C. With upstairs having three well-sized bedrooms including a master with ensuite and main bathroom.

### OUTSIDE

The outside space included with this property is very generous with a large garden to the side of the property and a tarmac driveway suitable for off-street parking. Swiss cabin shed will be included in the sale and has been plumbed and wired with lights and sockets and is currently fitted out with washer/dryer and chest freezer as well as shelving for storage

### LOCATION

Situated on The Scarva Road in Banbridge, this home boasts easy accessibility to local amenities a short distance away in the centre of Banbridge town. With supermarkets, recreational and educational facilities nearby, the property is located excellently. The property would also be ideal for those who wish to commute to work in nearby Lisburn and Belfast.



34 Oak Grove, Banbridge

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

**Leanne Glover**

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