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General Enquiries

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For any enquiry relating to this property, please contact

Leanne Glover

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07703612260



53 Old Railway Close
Leitrim
BT31 9PL

Offers In The Region Of £199,950

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.

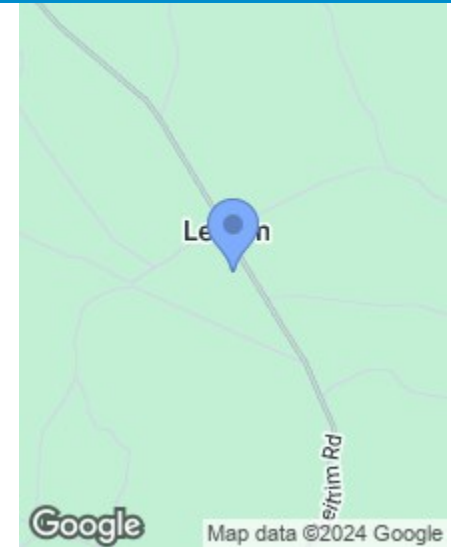
- Immaculate & Move In Ready
- Semi Detached Home
- Three Bedrooms, Master Ensuite
- Spacious & Inviting Lounge with Stove
- Open Plan, Modern Kitchen with Dining Space
- Utility Room & Ground Floor W.C
- First Floor Bathroom with Four Piece Suite
- Oil Fired Central Heating
- Great Sized Rear Garden & off Road Parking
- EPC 79 C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



53 Old Railway Close

Leitrim, BT31 9PL



[Directions](#)

Welcome to 53 Old Railway Close, Leitrim - a charming semi-detached house that could be your next dream home! This lovely property boasts a spacious 1,150 sq ft of living space, perfect for a growing family or those who love to entertain. Upon entering, you are greeted by a cosy reception room, ideal for relaxing after a long day. The house features three inviting bedrooms, offering plenty of space for a peaceful night's sleep. With two bathrooms, morning routines will be a breeze for everyone in the household.

Built in 2016, this modern home is designed to meet your every need. The property includes parking for two vehicles or more, ensuring convenience for you and your guests. Whether you're a first-time buyer or looking to upgrade to a larger space, this house offers the perfect blend of comfort and style.

Located in the picturesque village of Leitrim, this property provides a peaceful retreat from the hustle and bustle of city life. Surrounded by natural beauty and close to local amenities, you'll have the best of both worlds at your doorstep.

GROUND FLOOR

Stunning tiled entrance hallway with under stair storage leading into the cosy inviting lounge with hard wood flooring & multi fuel stove fitted with oak mantel above. There is a modern fitted kitchen with integrated hob, oven, fridge freezer & dishwasher with tiled flooring throughout and recessed lighting. Separate utility room with tiled flooring, fitted units with space for appliances & stainless steel sink unit. Ground floor W.C again with tiled flooring and comprising corner wash hand basin & W.C.

FIRST FLOOR

Bright spacious landing area with carpet laid with access to the three bedrooms. Master bedroom with carpet laid and ensuite. Ensuite with tiled floor, fully tiled shower cubicle, wash hand basin and W.C. Bedroom two with built in slide robes and striking wall panelling with carpet laid. Bedroom three a single bedroom with built in wardrobe. Family bathroom fully tiled & comprising bath, corner shower cubicle. wash hand basin with vanity beneath, W.C and recessed ceiling lighting.

OUTSIDE

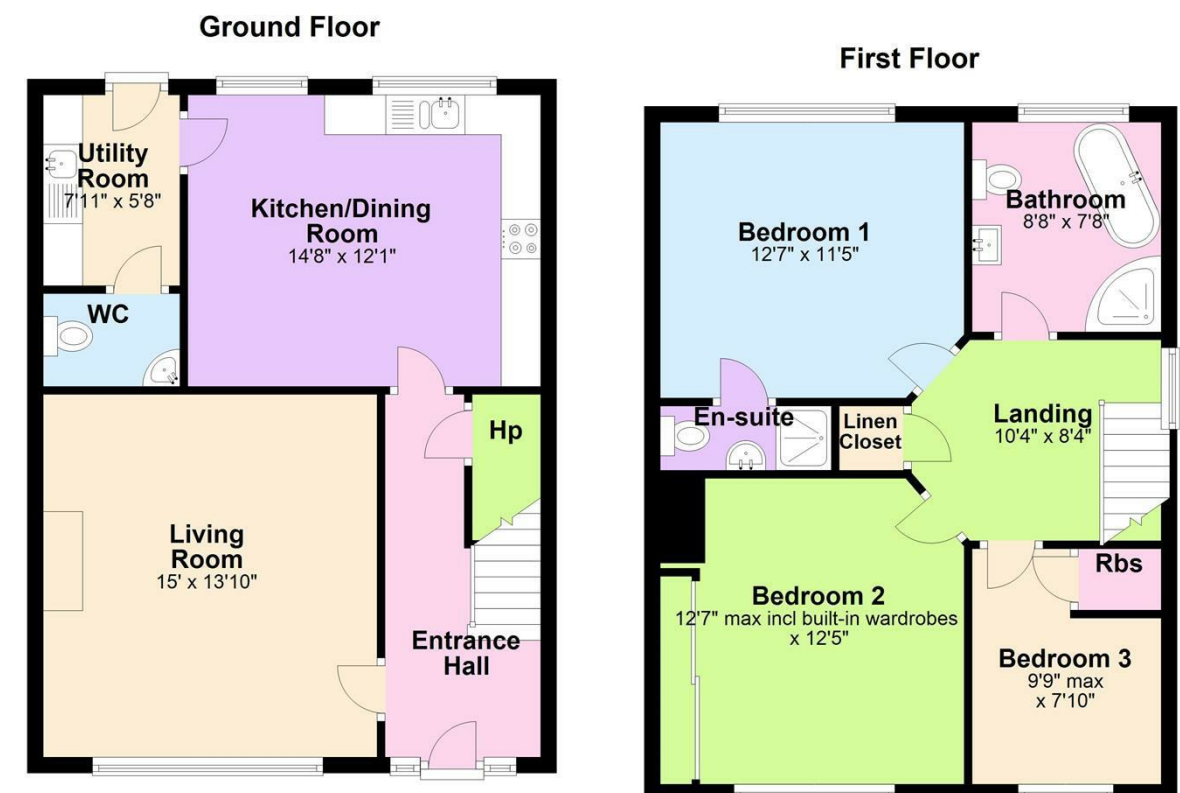
Well maintained & manageable front lawn with tarmac driveway to front and side allowing room for a few cars. Leading round to the rear you have a great sized south facing garden with grass lawn.

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

CONTACT

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



53 Old Railway Close, Leitrim, Castlewellan