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For any enquiry relating to this property, please contact

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## 6 Woodvale Green Dromara BT25 2DT

## Offers In The Region Of £159,950

### 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.

- Modern Townhouse
- Three Bedrooms
- Good Sized Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Ground Floor W.C
- First Floor Bathroom with Four Piece Suite
- Oil Fired Central Heating
- Approx 970 Sq ft Home
- Ideal First Time Purchase or Investment
- EPC 68 D

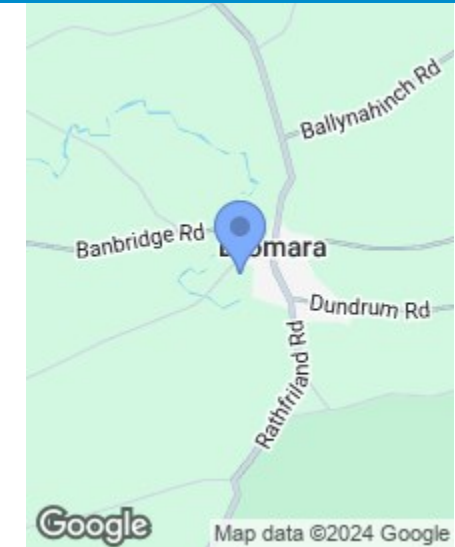
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





# 6 Woodvale Green

Dromara, BT25 2DT



Directions

Nestled in the charming Woodvale Green of Dromara, Dromore, this delightful townhouse is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts three inviting bedrooms, offering ample space for a growing family or those in need of a home office.

With a well-appointed bathroom, this townhouse ensures convenience and comfort for its residents. The property, built in 2009, exudes modernity while retaining a homely feel. Spanning 970 sq ft, there is plenty of room to make this house your own.

Located in a picturesque setting, this townhouse offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're looking to settle down or seeking a new investment opportunity, this property has the potential to fulfil your desires.

## GROUND FLOOR

Entrance hallway leading into lounge with laminate flooring & open fire. Kitchen/Dining area with tiled floor & recessed lighting, comprising two tone Kitchen units to include integrated hob, oven & fridge freezer with space for washing machine. Ground floor W.C accessed from living area.

## FIRST FLOOR

Landing with carpet laid, leading into three bedrooms and bathroom. Bedroom one, double room with large built in wardrobe and rear view aspect. Bedroom two again double bedroom with built in wardrobe and dual aspect windows. Bedroom three good sized third room with fitted wardrobes and bedframe. Family bathroom fully tiled, comprising bath, W.C, wash hand basin and corner shower cubicle.

## OUTSIDE

The property has a low maintenance exterior with parking to front with a fully enclosed and paved rear garden with access to rear via shared entryway.

## 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)

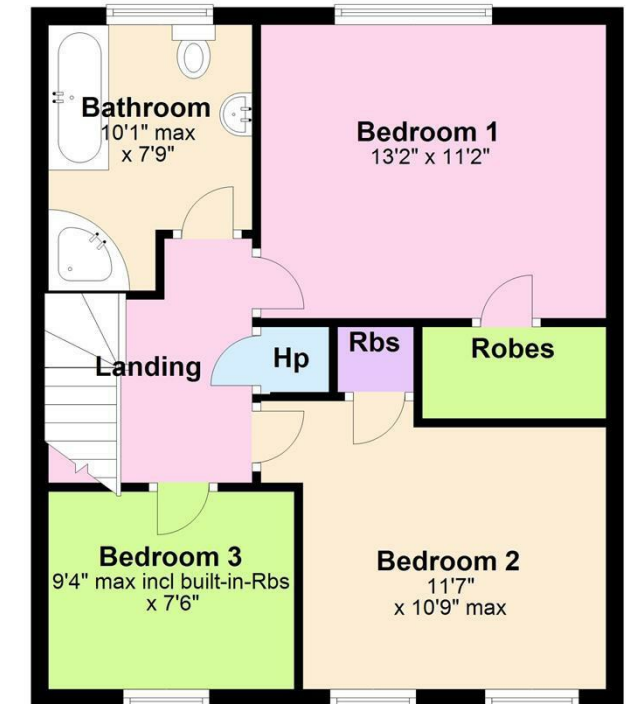
## CONTACT

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



6 Woodvale Green, Dromara