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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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## 2 Grove Hill Banbridge BT32 3GH

## Offers In The Region Of £239,950

### 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

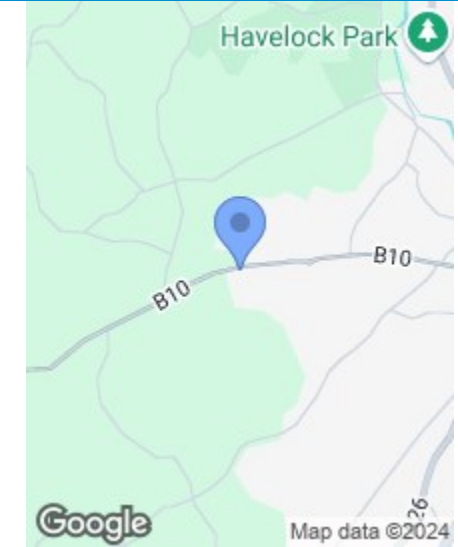
As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Detached Family Home
- Three Double Bedrooms, Master Ensuite
- Spacious Lounge with Open Fire
- Modern Kitchen Open Plan to Dining Area
- Separate Snug Area with Access to Integral Garage
- Ground Floor W.C
- First Floor Bathroom with Four Piece Suite
- Oil Fired Central Heating
- Move In Ready
- EPC - D 56

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			







**Directions**

No 2 Grove Hill is situated on The Scarva Road Banbridge approximately 3 minute drive from the Town centre with Shops and schools close by.

Nestled in the charming town of Banbridge, 2 Grove Hill presents an exceptional opportunity to acquire a delightful detached house. This well-appointed property, built in the early 90s, boasts a generous living space of 1,215 square feet, making it an ideal family home. Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to provide a warm and welcoming atmosphere. The house features three spacious bedrooms, offering ample room for family members or guests. The recently installed bathroom suite adds a touch of modern elegance, ensuring comfort and convenience for all. The property has been enhanced with newly fitted windows, allowing for an abundance of natural light to fill the rooms while also improving energy efficiency. Additionally, a newly installed heating system ensures that the home remains cosy during the colder months. Outside, there is parking available for a few vehicles, providing ease and accessibility. The location of 2 Grove Hill is particularly appealing, as it offers a peaceful residential setting while being conveniently close to local amenities, schools, and transport links. This property is a perfect blend of comfort, style, and practicality, making it an excellent choice for those seeking a new home in Banbridge. Do not miss the chance to make this lovely house your own.

**GROUND FLOOR**

Inviting tiled entrance hallway, neutrally decorated with access to the ground floor W.C and closet space, leading into lounge with Herringbone style flooring with open fire. Modern kitchen units comprising integrated Dishwasher, space for range Cooker & recess for American Style Fridge Freezer with breakfast bar, double patio doors in dining area, all finished with the stunning Herringbone style flooring and recessed lighting throughout. Separate snug area which would make an ideal second reception, play room or home office with access to the integral garage.

**FIRST FLOOR**

Carpet laid on the stairs and top floor landing with access to the bedrooms. Bedroom one with laminate wood flooring, rear view aspect and ensuite, ensuite with shower cubicle, wash hand basin & W.C. Bedroom two with laminate flooring. Bedroom three another double room with laminate flooring. Family Bathroom with tiled flooring comprising roll top free standing bath, W.C, wash hand basin & shower cubicle with tiled walls.

**OUTSIDE**

Double tarmac driveway to front leading to door of integral garage with well maintained front lawn. To the rear you have a fully enclosed garden with paved patio area and a great sized rear 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](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)

