



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



37 Roes Green Lawrencetown BT63 6EX

Offers In The Region Of £169,950

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.

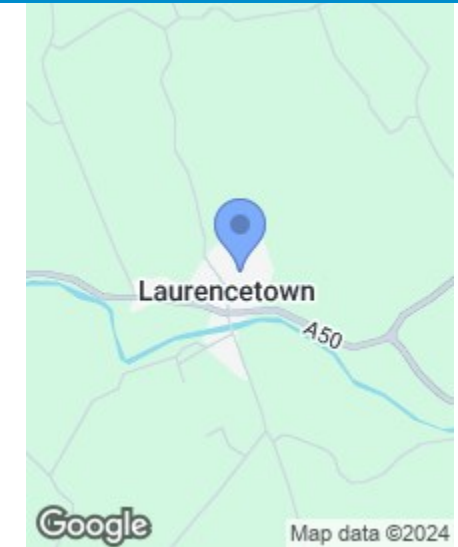
Valuation/Mortgage Service

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.

- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Ground Floor W.C
- Fully Tiled First Floor Bathroom
- Detached Garage with Utility Area
- Low Maintenance Rear Garden
- Oil Fired Central Heating
- EPC 63 D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





[Directions](#)

Welcome to the charming 37 Roes Green, a semi-detached house located in the peaceful area of Lawrencetown. This delightful property offers a perfect blend of comfort and practicality, making it an ideal home for families or those seeking a tranquil retreat. Spanning an impressive 1,076 square feet, the house features a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The three spacious bedrooms are designed to accommodate family living, offering ample room for rest and personalisation. The layout ensures that each room is filled with natural light, creating a bright and airy atmosphere throughout the home. The property includes a well-appointed bathroom, catering to the needs of modern living. The semi-detached design not only enhances privacy but also allows for a lovely garden space, perfect for outdoor activities or simply enjoying the fresh air. Situated in a friendly neighbourhood, 37 Roes Green is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a sense of community while still being within easy reach of larger towns and cities. This property presents a wonderful opportunity for those looking to settle in a comfortable and inviting home. With its appealing features and prime location, 37 Roes Green is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR

Inviting entrance hallway with laminate flooring & ground floor W.C, leading into spacious lounge again with laminate flooring & open fire. Modern kitchen units with integrated dishwasher, hob, oven and fridge freezer with tiled floor and black sub way wall tiling. Open through to the dining area with laminate flooring & patio doors leading to garden.

FIRST FLOOR

Stairs to first floor with immaculate grey carpet leading to top landing with access to the three bedrooms. Bedroom one with laminate flooring, rear view aspect & fitted slide robes. Bedroom two with laminate flooring and built in cupboard. Bedroom three with carpet laid and skylight window. Family bathroom fully tiled, comprising corner shower cubicle, bath, W.C & wash hand basin with the added extra of recessed lighting.

OUTSIDE

Front lawn, well maintained with tarmac driveway to front and side allowing space for a few cars. To the rear you have a fully low maintenance garden with stunning pavers and perfectly placed patio area. Access to the detached garage from side door. Garage plumbed to provide a utility area for washing machine.

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

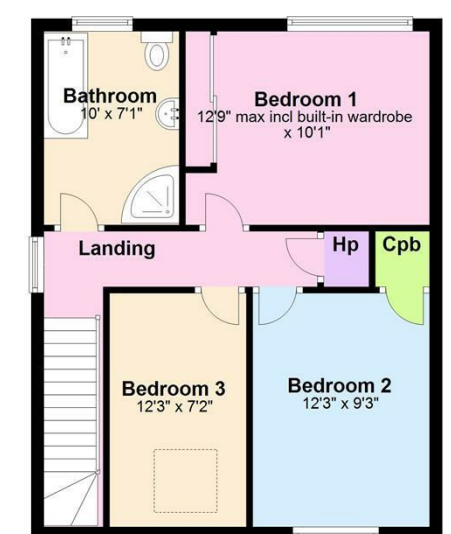
CONTACT

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

Ground Floor
Approx. 769.4 sq. feet



First Floor
Approx. 521.9 sq. feet



Total area: approx. 1291.3 sq. feet