



59B Woodvale
 Dromore
 BT25 2JB

**Offers In The
 Region Of £159,950**

- Mid Terrace Home
- Three Bedrooms
- Good Sized Lounge with Open Fire
- Modern Kitchen with Dining Space
- Family Bathroom with Four Piece Suite
- Oil Fired Central Heating
- Private, South Facing Rear Garden
- 980 Sq Ft Home
- EPC - D 67
- Viewing By Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Nestled in the charming village of Dromara, this delightful terraced house at 59B Woodvale offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a cosy reception room that serves as a perfect gathering space for family and friends. The room is filled with natural light, creating a warm and inviting atmosphere. The layout of the house is practical, ensuring that every corner is utilised effectively.

The property features a well-appointed bathroom, designed for both functionality and relaxation. It provides a serene space to unwind after a long day. The kitchen, while not specified, is likely to be a central hub for culinary creativity, allowing for delightful meals to be prepared and enjoyed.

Located in Dromara, residents will appreciate the peaceful surroundings and the sense of community that this village offers. The area is well-connected, making it easy to access nearby amenities and transport links.



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For any enquiry relating to this property, please contact

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GROUND FLOOR

Tiled entrance hall leading into good sized lounge with laminate flooring, open fire & under stair storage. Modern Kitchen with Dining area with integrated hob, oven with space for washing machine & Fridge Freezer. Tiled floor throughout.

FIRST FLOOR

Landing with carpet. Bedroom one with rear view aspect, double built in ward robe & carpet laid. Bedroom two with carpet laid & built in storage. Bedroom three and good sized third bedroom. Family bathroom with tiled floor comprising corner shower cubicle, bath, W.C & wash hand basin.

OUTSIDE

Off road parking to front allow space for a couple of cars. Entry to right hand side allowing access to the rear. Garden to rear fully enclosed, low maintenance & south facing with the benefit of country views.

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

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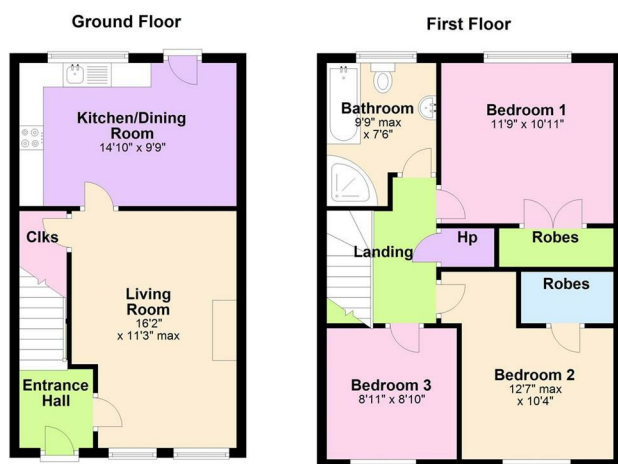
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58b Woodvale, Dromara

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.

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