



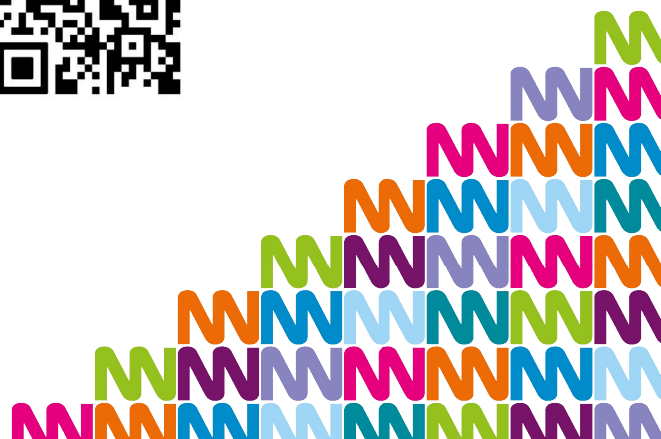
23 Riverview Court
Banbridge
BT32 3GL

**Offers In The
Region Of £145,000**

- Modern End Townhouse
- Three Bedrooms
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining
- Ground Floor W.C
- Contemporary Bathroom Suite
- Oil Fired Central Heating
- 1108 Sq Ft
- EPC 68 D
- Early Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Welcome to 23 Riverview Court, a charming townhouse nestled in the picturesque town of Banbridge. This delightful property, built in 2002, offers a comfortable living space of 1108 square feet, making it an ideal home for families or professionals seeking a serene environment.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The townhouse boasts three spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The layout is thoughtfully designed to maximise space and light, ensuring a bright and airy feel throughout. The property features a modern bathroom, equipped with all the necessary amenities to cater to your daily needs. The kitchen area is functional and well-suited for preparing meals, making it a delightful space for culinary enthusiasts.

One of the standout features of this home is the convenient parking available for two vehicles, a rare find in many townhouses. This added benefit ensures that you and your guests will always have a place to park.

Situated in a desirable location, 23 Riverview Court is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are looking to buy or rent, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a charming setting. Do not miss the chance to make this lovely townhouse your new home.



QUINN

For any enquiry relating to this property, please contact

Leanne Glover

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GROUND FLOOR

Hard wood entrance hall with curved glass wall, leading into lounge again with hard wood flooring & open fire. Inner hallway leading into ground floor W.C to include W.C, wash hand basin & vinyl flooring. Dining area with hard wood flooring and double patio doors, open plan to Modern Kitchen with Olive Green units comprising gas hob, oven with space for dishwasher & washing machine.

FIRST FLOOR

Landing with carpet, leading into bedrooms. Bedroom one, double room with carpet laid, rear view aspect & stunning wall panelling. Bedroom two, double room with carpet and fitted wardrobe. Bedroom three, single bedroom. Bathroom with tiled floor, L shaped bath with shower overhead & grey subway wall tiling, W.C & wash hand basin to include vanity drawer beneath.

OUTSIDE

Two off road paved parking spaces to front of house with a fully enclosed, low maintenance & private rear garden.

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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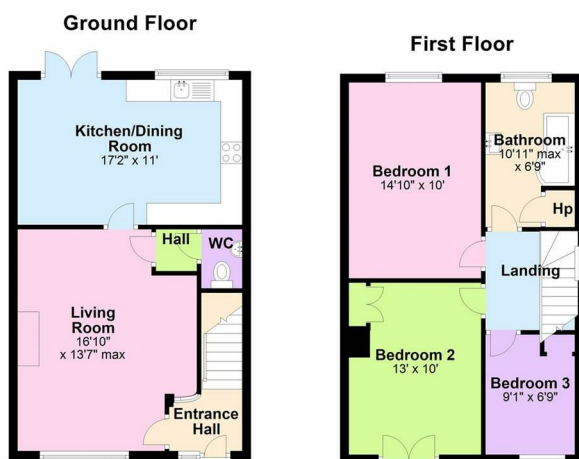
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General Enquiries

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23 Riverview Court, Banbridge

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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