

**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



**59 Summerhill**  
**Banbridge**  
**BT32 3LJ**

**Offers In The**  
**Region Of £180,000**

**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 Split Level Home
- Three/Four Bedrooms, Master Ensuite
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Ground Floor Utility Room & W.C
- First Floor Bathroom
- Oil Fired Central Heating
- Integral Garage
- 1650 Sq Ft Home
- EPC 59D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 59      | 63        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |





# 59 Summerhill

Banbridge, BT32 3LJ



Directions

Welcome to this charming townhouse located at 59 Summerhill, Banbridge. This delightful property offers a spacious living environment, perfect for families or those seeking a comfortable home. With a generous area of 1,650 square feet, the house boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy. The property features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings with family. The two bathrooms ensure convenience for all residents, making morning routines and evening unwinding a breeze. Constructed between 2000 and 2009, this townhouse combines modern living with a homely feel. The design and layout are both practical and inviting, catering to the needs of contemporary lifestyles. Additionally, the property includes parking for one vehicle, offering ease and accessibility in this lovely neighbourhood. Situated in Banbridge, you will find yourself in a vibrant community with a range of local amenities, schools, and parks nearby. This townhouse is not just a house; it is a place where memories can be made. If you are looking for a comfortable and spacious home in a desirable location, this property is certainly worth considering.

## FIRST FLOOR

Entrance hallway with laminate flooring, stair case leading to the living room with laminate flooring, open fire and dual aspect windows. Open plan kitchen/dining area with range of units & space for appliances with tiled flooring throughout. Stair case from entrance hallway also leading to ground floor....

## GROUND FLOOR

Bedroom four/Office with laminate flooring. Utility area with tiled flooring and low level units with space for appliances. Ground floor W.C & wash hand basin with tiled flooring. Access to integral garage from ground floor hallway.

## SECOND FLOOR

Master bedroom with carpet laid, ensuite with double shower, W.C & wash hand basin. Bedroom Two & Three good sized rooms both with carpet laid & rear view aspect.

## OUTSIDE

Off road parking with steps leading to front door & integral garage. Small area with grass lawn with gate to side with access to rear garden. Rear garden compact & private with a low maintenance feel.

## 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@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

## CONTACT

