



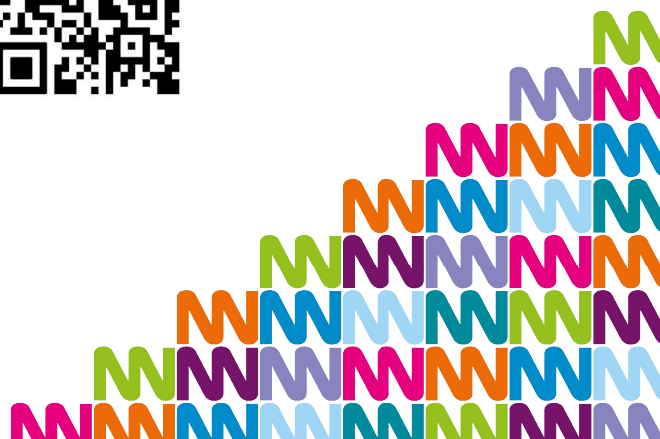
2 Westlands
 Crossgar
 BT30 9EJ

**Offers In The Region Of
 £119,950**

- Semi Detached Property
- Renovation Project
- Three Double Bedrooms
- Two Reception Rooms
- Generous Kitchen
- Off Road Parking
- Enclosed Rear Yard & Garden Area
- Prime Location
- Chain Free Sale
- Viewing Encouraged



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located on the highly sought after Downpatrick Road, this semi terrace property presents a prime renovation opportunity.

Spread across two floors, it offers substantial potential for transformation into a desirable residence or investment.

The property includes off road parking, leading to the enclosed rear yard and garden, providing additional space for creative development.

Its central location ensures convenient access to local amenities and transport links, making it an ideal project for renovators looking to capitalise on a prime position.

ACCOMMODATION

The ground floor kitchen, living room with open fire leading to dining room. The first floor boast three good sized bedrooms along with bathroom and WC.

OUTSIDE

Off road parking to front, and extensive yard and garden to rear.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchieclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

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

downpatrick@quinnestateagents.com



2 Westlands , Downpatrick Road, Crossgar

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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