



ULSTER PROPERTY SALES

# UPS

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
39	55
C+	C+

Northern Ireland

EU Directive 2002/91/EC

## 70 St Patricks Road, Downpatrick, BT30 7JJ

Offers Around £110,000

## 70 St Patricks Road, Downpatrick, BT30 7JJ

This semi detached house is situated in a popular location in Raholp. The property offers living room, kitchen with dining area and ground floor bedroom with three further bedrooms and bathroom on the first floor. Outside there is ample parking to the side and rear with enclosed rear garden and detached garage.



### **Entrance porch**

Tiled floor.

### **Living Room**

**16'5" x 12'5"**

Laminated wooden floor. Fireplace with decorative inset and mahogany surround.

### **Kitchen/Dining Area**

**17'2" x 11'9"**

High and low level units with recess for washing machine, tumble dryer, cooker and fridge. Stainless steel sink unit. Tiled floor. Tiled at splashback. Back door.

### **Bedroom One**

**8'10" x 8'8"**

Front facing.

### **First floor**

### **Bathroom**

White panelled bath, shower cubicle, low flush w.c., pedestal wash hand basin,

### **Bedroom Two**

**14'6" x 11'4"**

Front facing. Built in robes.

### **Bedroom Three**

**11'3" x 8'11"**

Rear facing.

### **Bedroom Four**

**14'5" x 8'10"**

Laminated wooden floor.

### **Outside**

Parking to the side and rear. Enclosed rear garden with gardens in lawn and ample parking.

### **Detached Garage**

**17'8" x 12'6"**

Up and over door.











Please note we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

**UPS**

12 English Street  
Downpatrick  
County Down  
BT30 6AB

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432

**CAVEHILL**  
028 9072 9270

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515