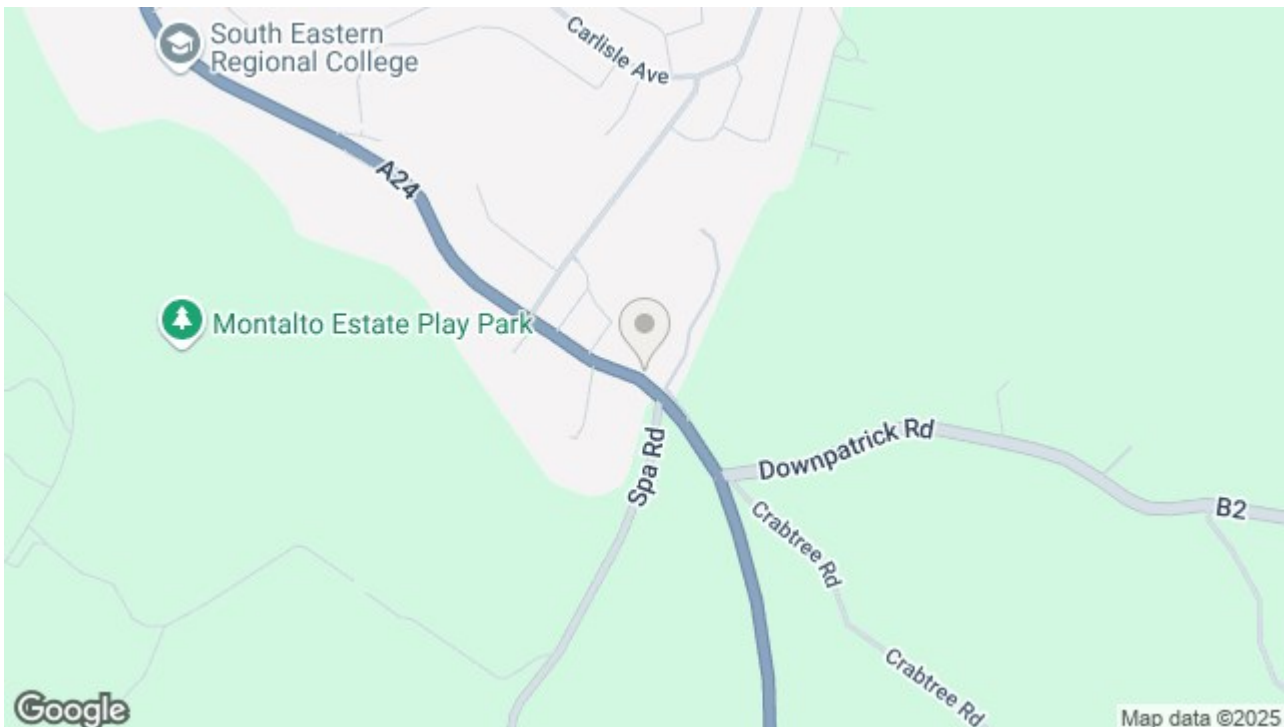




60 CHURCH ROAD, BALLYNAHINCH, DOWN, BT24 8LP



OFFERS AROUND £175,000



We are delighted to offer for sale this impressive red brick semi detached house, conveniently located on the outskirts of town. The extensive and flexible accommodation is set over three floors with a variety of bedrooms and reception rooms, kitchen and utility room. Outside the property further benefits from a detached garage/shed and generous parking. Although this property would require some modernisation and refurbishment throughout, the potential is easy to see. We expect a high level of interest in this property so recommend early viewing.





## At a glance:

- Impressive red brick property
- Conveniently situated on edge of town
- Generous site
- In need of renovation
- Study
- Three storey
- Four bedrooms
- Fantastic potential
- Various reception rooms
- Large shed

### Entrance Porch

3'5" x 5'10"

Solid wood front door leading to entrance porch.

### Entrance Hall

19'8" x 5'10"

Glazed front door, glazed side panels, leading to entrance hall. Stairs leading to first floor. Under stair storage.

### Living Room

10'9" x 10'11"

Bay window to front, tiled fireplace and hearth.

### Sitting Room

12'2" x 10'11"

Bay window to side, tiled fireplace and hearth.

### Kitchen

14'4" x 9'6"

Base units, incorporating stainless steel sink unit, tiled flooring, wall tiling, Window to side - door to utility room, panelled ceiling.

### Utility Room

5'1" x 7'3"

Window to rear, door to rear. Tiled flooring.

### First Floor Landing

Stairs.

### Bedroom 1

7'9" x 9'8"

Rear facing room. Window to side.

### Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush wc. Wall tiling.

### Bedroom 2

12'0" x 10'11"

Dual aspect windows to rear and side, tiled fireplace and hearth, Storage cupboard.

### Bedroom 3

10'8" x 10'11"

Front facing room. Bay window, tiled fireplace and hearth.

### Study

7'7" x 5'10"

Front facing room. Window to front.

### Second floor

Door to:

### Bedroom 4

12'7" x 17'6"

Two windows to side. Vaulted ceiling, wood panelling.

### Shed

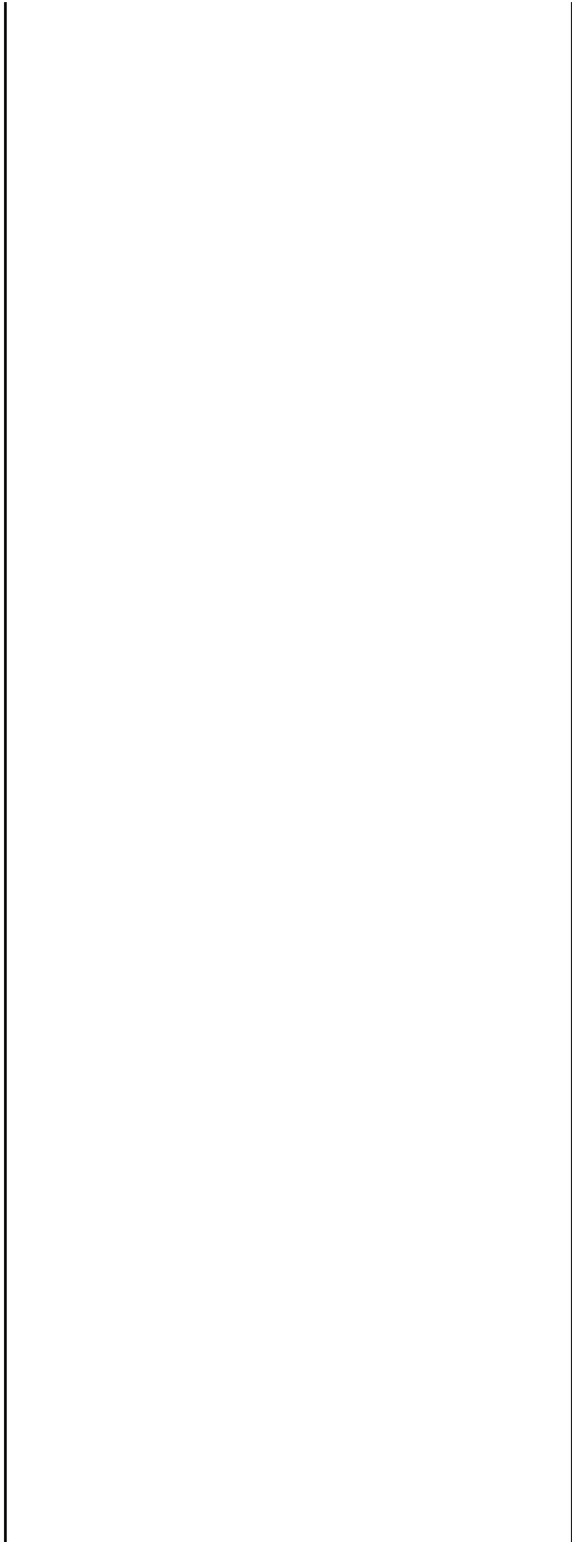
28'5" x 20'0"

Spacious shed. W/c facilities.

### Outside



Double gates leading to driveway , garden to front laid to lawn. Rear garden laid to lawn, mature planting. Outside tap.

























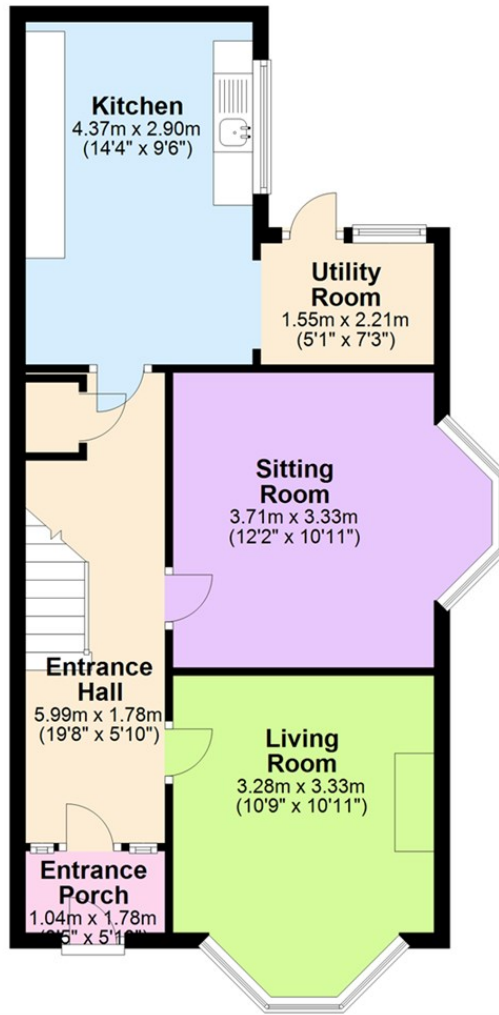






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		53
(39-54) <b>E</b>		
(21-38) <b>F</b>	21	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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

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**PRS** Property  
Redress  
Scheme

**OFT**  
Approved code

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