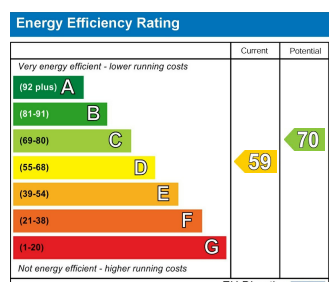




37 Larchwood Avenue
Banbridge
BT32 3XH **£800 Per Month**

- Semi Detached - Unfurnished
- Two Bedrooms
- Excellent Condition
- Available March 2025
- White Goods Included Cooker, Washing Machine & Dishwasher
- Open Plan Kitchen/Dining Area
- Sizable Lounge
- Off Road Parking
- Deposit £800.00
- Oil Fired Central Heating





Nestled in the charming area of Banbridge, 37 Larchwood Avenue presents an excellent opportunity for those seeking to rent a semi-detached house that combines comfort and convenience. This delightful property, built in 1980, boasts a generous living space of 990 square feet, making it an ideal choice for small families or couples. Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxation or entertaining guests. The two bedrooms offer a peaceful retreat, each providing ample space for personalisation and comfort. The bathroom is thoughtfully designed, catering to all your daily needs. The location of this property is particularly appealing, situated in a friendly neighbourhood that offers a sense of community while being close to local amenities. Residents can enjoy easy access to shops, schools, and parks, making it a practical choice for everyday living.



For any enquiry relating to this property, please contact

Cameron Moore

cameron@quinnestateagents.com

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

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.

QUINN
Estate Agents

quinnestateagents.com