

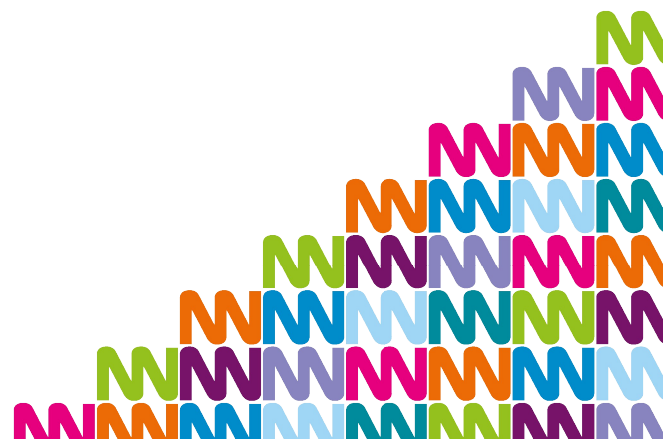


**93 Summerhill Brae**  
 Banbridge  
 BT32 3LS

**£795 Per Month**

- Three Bedroom
- Mid Terrace
- Off Road Parking
- Downstairs WC
- Enclosed Rear Garden
- Oil Fired Central Heating
- EPC D60
- Available from the 21st of March
- Apply via [quinnestateagents.com](http://quinnestateagents.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





We are delighted to welcome to the rental market the delightful three bedroom mid terrace home located in the ever popular Summerhill Development situated conveniently off the Rathfriland Road, Banbridge in close proximity to the Town Centre and A1 Dual carriageway for those wishing to commute North/South.

The property with low maintenance front garden, provides exceptional family accommodation with a large living room complete with open fire leading through to a generous kitchen dining and onwards to the rear utility room and ground floor W/C.

Upstairs, three bright and spacious rooms provide excellent use of the space along with the family bathroom complete with bath with shower over.

The rear tiered garden is enclosed and benefits from a small entertaining area to the bottom and a sloping lawn to the above.

To apply please email [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com) or via our website.



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For any enquiry relating to this property, please contact

**Cameron Moore**

[cameron@quinnestateagents.com](mailto: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](mailto: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.

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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)