



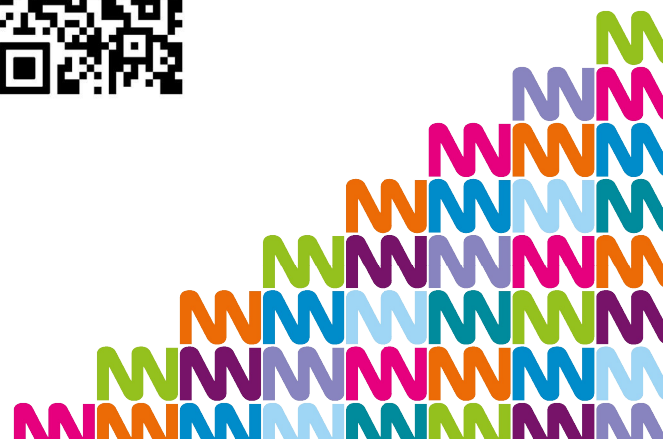
10 Drumcloon Walk
 Downpatrick
 BT30 6HF

**Offers In The
 Region Of £115,000**

- Mid Terrace Home
- Three Bedrooms
- Generous Lounge
- Spacious Family/Dinning Room
- Enclosed Rear Entertaining Area
- Well Presented Throughout
- Chain Free Sale
- Perfect First Time Buyer/ Investment Property
- 2 Reception Areas
- EPC 56D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





As you enter the property, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The well-presented interior is both welcoming and functional, ensuring that you can move in with ease and make it your own. The property boasts three comfortable bedrooms, perfect for families or those needing extra space for guests or a home office. One of the standout features of this property is its prime location. Situated within walking distance of the vibrant town of Downpatrick, residents can enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities.

This well-maintained terraced house located in Drumcloon Walk presents an excellent opportunity for those looking to enter the property market or expand their investment portfolio. With its appealing features and convenient location, this home is sure to attract interest. Do not miss the chance to view this lovely property and envision your future in Downpatrick.

Accommodation

The ground floor comprises a generous living room, kitchen, Family/dinning room, and boiler room. Upstairs there are three good sized bedrooms and one with built in robes.

Outside

With on street parking to the front, and enclosed front and rear entertaining area, this home offers low maintenance outdoor upkeep, with ample storage areas.

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

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



10 Drumcloon Walk, Downpatrick

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