



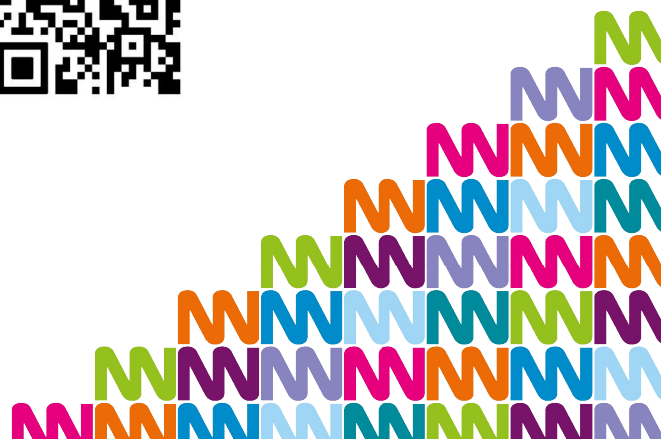
70 Whitethorn Lane
Kinallen
BT25 2DL

**Offers In The
Region Of £169,950**

- Semi- Detached House
- Three Bedrooms
- Modern Kitchen with Dining Space
- Ground Floor W.C.
- Spacious Lounge with Open Fire
- Family Bathroom with Four Piece Suite
- Enclosed South Facing Rear Garden
- Off Road Parking
- EPC-
- Oil Fired Central Heating



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





Nestled in the charming village of Kinallen, at 70 Whitethorn Lane, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2004, the property boasts a contemporary design that caters to the needs of today's homeowners.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The layout of the house is thoughtfully designed, providing a seamless flow throughout the living spaces.

This lovely home features three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are versatile, making them suitable for families, guests, or even a home office. The property also includes a well-appointed bathroom, designed with modern fixtures to ensure convenience and comfort.

The location of this property is particularly appealing, situated in a friendly community with easy access to local amenities and beautiful countryside walks. Dromara & Kinallen are known for its picturesque surroundings, making it an ideal place for those who appreciate nature and a tranquil lifestyle.

GROUND FLOOR

Entrance hallway with hard wood flooring leading into spacious lounge with open fire. Tiled open plan kitchen/ dining room with integrated hob and oven, with space for fridge/freezer and washing machine. with the additional benefit of double patio doors leading to rear garden. Ground floor W.C accessed through hallway.

FIRST FLOOR

First floor landing and stairs with neutral carpet laid, leading into three bedrooms all with carpet laid. Family bathroom comprising bath, corner shower cubicle, wash hand basin & W.C with tiled flooring and walls.

OUTSIDE

Manageable front lawn with ample off road parking to side leading into rear garden, fully enclosed & south facing aspect with paved patio area for the coming summer months.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

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70 Whitethorn lane, Kinallen, Dromara

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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