



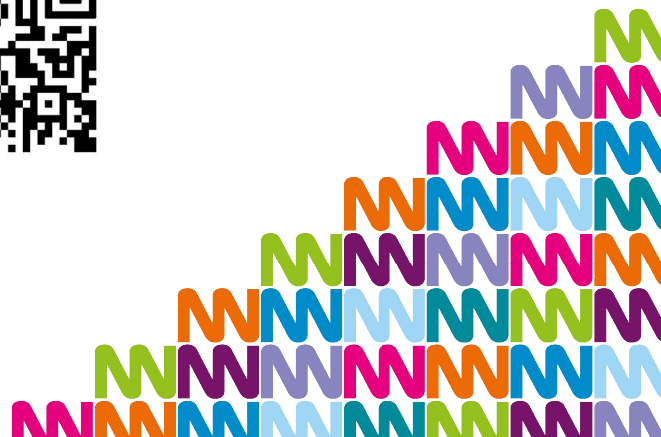
1 Church Lane
Ballynahinch
BT24 8BE

**Offers In The Region
Of £85,000**

- Chain Free
- End Terrace
- Two first floor Bedrooms
- Modern Kitchen
- Bathroom with Separate Electric Shower
- PVC Double Glazed Windows
- Oil Fired Central Heating
- EPC 49/E
- Call Carrie on 07803 626 095
- carrie@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			
(39-54) E		49	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Conveniently located property within close proximity to schools, bus routes and the town centre. This property boasts a fully fitted modern kitchen with appliances and small utility area, bathroom in white suite with separate shower cubicle and electric shower, two bedrooms and lounge with dining area. The property also includes oil fired central heating and PVC double glazing. This home would make a perfect first time buy or Investment property.

Accommodation

Entering the property there is a small entrance porch leading to an open plan living/dinning area, following onto the kitchen fitted with a range of modern high and low level units benefiting from an integrated hob and oven. The kitchen offers access to a small utility area and the rear of the property. On the first floor there are two bedrooms, bathroom fitted with bath, W.C and wash hand basin and separate shower.

Location

Situated of the Lisburn Road of Ballynahinch. The property is within a few minutes walk of all local amenities and bus routes.

Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing Carrie@quinnestateagents.com

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



1 Church Lane, Ballynahinch

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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