



### **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



For any enquiry relating to this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com



## 7 Downside Avenue Banbridge BT32 4BP

Offers In The Region Of  
**£220,000**

### 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.

- Detached Family Home
- Three First Floor Bedrooms
- Spacious Lounge with Open Fire
- Open Plan Kitchen/Dining Area
- Fully Tiled First Floor Shower Room
- Ground Floor W.C
- Detached Garage
- Oil Fired Central Heating
- EPC D 61
- Call Leanne to Get Booked In

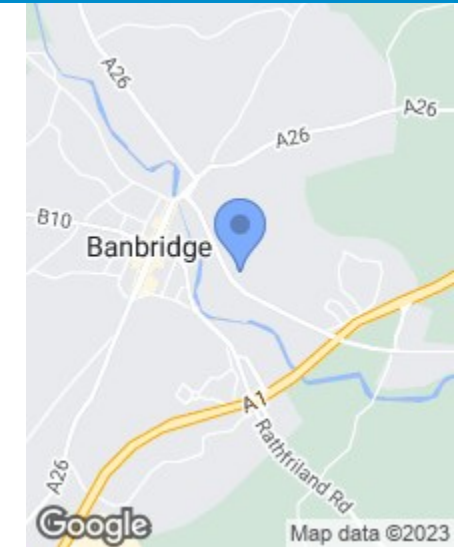
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 7 Downside Avenue

Banbridge, BT32 4BP

**QUIN**  
Estate Agents



Directions

'The light, the space, the warmth, the sense of community... you really have to step inside to appreciate what No 7 has to offer...'  
This very bright, spacious three bedroom detached property with garage has been recently listed. Situated in an established and secluded location on the Castlewellan Road, Banbridge, it provides the opportunity for a forever home for a growing family with its three well proportioned bedrooms and room to extend. Downside Avenue is a mature development within walking distance of the town centre, local amenities, schools and public transport.

## GROUND FLOOR

Entrance hall with W.C and lovely open tread staircase leading to the first floor. Living room with wood flooring, TV point and open fire. Kitchen/Dining Area with tiled floor, recessed lighting and modern range of high & low level units with integrated hob & oven with further recesses for fridge freezer and dishwasher.

## FIRST FLOOR

Three bright and well proportioned bedrooms, bedroom one and two both with built in wardrobes. Good sized third bedroom with wooden flooring. Shower room is fully tiled comprising W.C, wash hand basin with vanity beneath and a corner shower cubicle.

## OUTSIDE

The property has a tarmac driveway leading to the garage with a well maintained grass lawn. To the rear you have a spacious and level back garden with paved patio and grass lawn, fully enclosed and relatively private.

## CONTACT

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

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Paul McClean from Ritchie & McClean Mortgage Solutions on 07867473086 or email Paul on paul@ritchieclean.co.uk . Paul is based in our Banbridge Office, 18 Bridge Street, Banbridge BT32 3JS



7 Downside Avenue, Banbridge