

Ballynahinch Branch

24 High Street
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028 9756 4400

Downpatrick Branch

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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
07703612260



63 Laurel Heights
Banbridge
BT32 4RJ

Offers In The
Region Of £270,000

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.

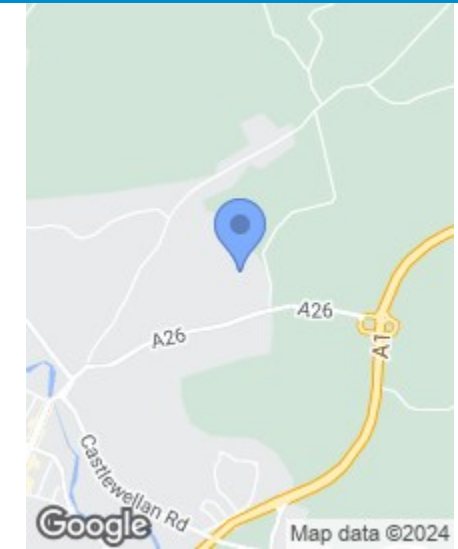
- Detached family Home
- Three Reception Rooms
- Three Bedrooms, Master Ensuite
- Ground Floor W.C
- First Floor Family Bathroom
- Spacious Kitchen with Separate Utility Room
- Detached Garage
- PVC Double Glazing
- Oil Fired Central Heating
- EPC D 61

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



63 Laurel Heights

Banbridge, BT32 4RJ



Directions

Laurel heights is situated on The Dromore Road Banbridge approx. 4 minute drive from The Town Centre and convenient to the A1 for those needing to commute.

We are excited to present this beautiful three bed detached home to the market. The property is located in a close proximity to the the A1 carriageway. The home offers a range of desirable features appealing to a vast range of buyers. Some features include a spacious driveway and garage on the outside, on the inside three reception rooms, kitchen, plumbed utility room, downstairs toilet along with the family bathroom and master ensuite. This property is well presented throughout and would be an excellent family home and with a high rate of enquiries predicted, please ensure to call Leanne in our Banbridge branch at your earliest convenience on 02840622226, or alternatively direct any emails to sales@quinnestateagents.com.

GROUND FLOOR

Tiled entrance hallway leading to family room with hard wood flooring and stunning gas wall hung fire. Living room with quality carpet, big bright bay window and striking marble fireplace open plan to dining area with double patio doors leading to outside patio. The kitchen is fitted with a quality range of high and low level units comprising integrated hob, oven, dishwasher with space for free standing fridge freezer and finished with a well appointed breakfast bar and recessed lighting throughout. Added benefit of the separate utility room providing additional storage with recesses for washing machine & dryer. Ground floor W.C also position off main hallway.

FIRST FLOOR

Extensive master bedroom with hard wood flooring & ensuite. Ensuite is fully tiled to include shower cubicle, wash hand basin, W.C and heated towel rail. Bedroom two another double bedroom with wooden flooring. Bedroom three laid in carpet with eave storage. Fully tiled family bathroom comprising bath with shower overhead, wash hand basin and W.C.

OUTSIDE

Ample off road parking for at least three cars with well maintained and manageable front lawn leading to detached garage at side with a fully enclosed and private garden with paved patio areas and well maintained grass lawn. For those liking a bit of sun your guaranteed the evening sun set with west facing rear garden.

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@ritchieclean.co.uk

CONTACT

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

