



3 RED ROW, BALLYNAHINCH, DOWN, BT24 8BQ



OFFERS OVER £125,000



We are delighted to offer for sale this well presented red brick townhouse situated in a convenient location on Lisburn Street. The property comprises entrance porch, living room, spacious kitchen with dining area, two bedrooms and a family bathroom. Outside the property further benefits from a rear yard and access to a raised lawned garden area. This property is sure to appeal to a variety of purchasers from first time buyers to investors, so early viewing is a must.



## At a glance:

- Townhouse
- Living room
- Family bathroom
- Walking distance to town centre
- Oil fired central heating
- Two Bedooms
- Kitchen/ dining area
- Gardens and yard to rear
- Great location
- Double glazed

### Porch

3'5" x 3'11"

Wooden glazed door into entrance porch.

### Living Room

14'6" x 14'1"

Bright and spacious living room with fireplace and steps to kitchen. Built in shelving. Window to front.

### Kitchen/Dining

14'6" x 6'7"

A range of high and low level units including stainless steel sink and drainer with tiled splash back. Recess for washing machine, cooker and fridge freezer. Large store cupboard. Door to rear.

### Store

7'9" x 2'10"

### Landing

Access to Hotpress.

### Bedroom 1

12'9" x 14'1"

Front facing bedroom. Carpeted flooring.

### Bathroom

Suite comprising low flush w.c, wash hand basin and bath. Carpeted floor and part-tiled walls.

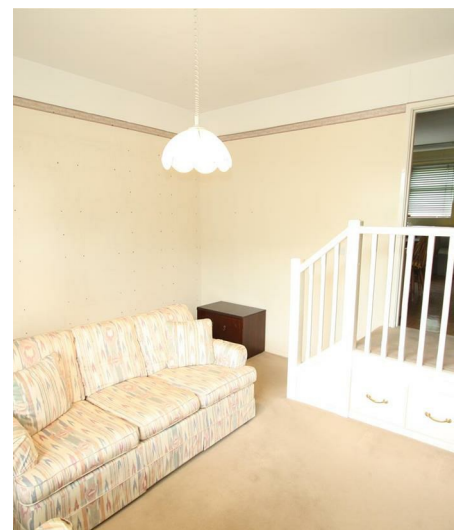
### Bedroom 2

11'10" x 7'10"

Rear facing. Built in robes.

### OUTSIDE

To the rear is a small yard and steps to a garden laid out in lawn.




























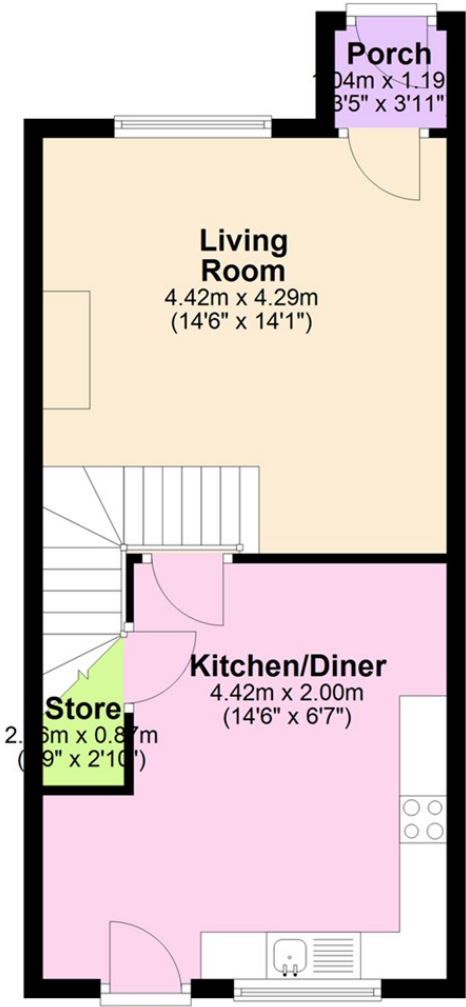




Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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