



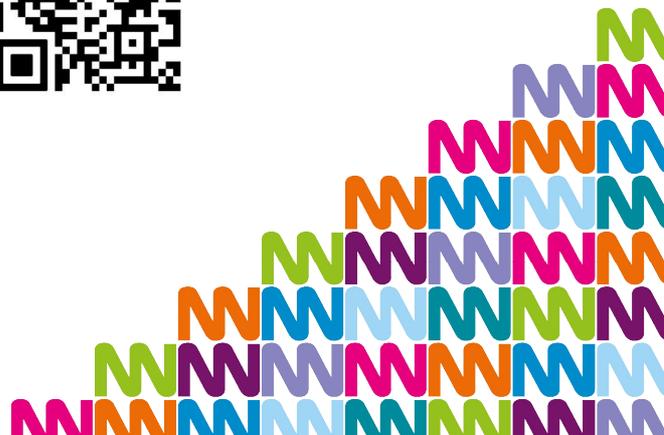
**20 Winchester Road**  
Carryduff, Belfast  
BT8 8QQ

**Offers In The  
Region Of £175,000**

- Semi-Detached Home
- Well Presented Throughout
- Three Bedrooms
- Spacious Lounge / Dining Room
- Fully Fitted Modern Kitchen
- Enclosed Rear Garden
- Ample Off-Street Parking
- Chain Free Sale
- Gas Fired Central Heating
- EPC - TBC



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			





Situated in one of Carryduff's most desirable residential areas, this attractive semi-detached home offers an ideal combination of comfort and practicality. It presents an excellent opportunity for a variety of purchasers, including first-time buyers, growing families, and those wishing to downsize.

The property comprises of three well-proportioned bedrooms, with the principal bedroom benefiting from a fitted built-in wardrobe, along with a conveniently located family bathroom on the first floor. The bright and spacious living room, featuring an open fire, leads effortlessly into the dining area, creating a welcoming space for both relaxing and entertaining. The contemporary fully fitted kitchen provides direct access to the enclosed, well-maintained rear garden and access to the garden shed. The front of the property offers a low-maintenance garden and generous off-street parking.

Ideally positioned with easy access to the main road, the home benefits from regular public transport links to surrounding areas, including Belfast City Centre. Carryduff itself offers a wealth of local amenities, with shops, cafés, schools, and leisure facilities all within close proximity.

#### ACCOMMODATION

The ground floor comprises of a generous lounge with an open fire that extends to the dining area, fitted kitchen space that allows for access to the rear garden. The family bathroom and three sizeable bedrooms are located on the first floor.

#### OUTSIDE

Externally, the property boasts a fully tarmacked driveway with a grass area to the front, enclosed rear garden and a garden shed to the side of the property.

#### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk). Donnan is based in our Downpatrick branch.

#### ENQUIRES TO

Kyle Toan:

[kyle@quinnestateagents.com](mailto:kyle@quinnestateagents.com) or 07542 607015



20 Winchester Road, Carryduff

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.



For any enquiry relating to this property, please contact

**Kyle Toan**

[kyle@quinnestateagents.com](mailto:kyle@quinnestateagents.com)

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#### Banbridge Branch

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#### Carryduff Branch

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#### General Enquiries

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