



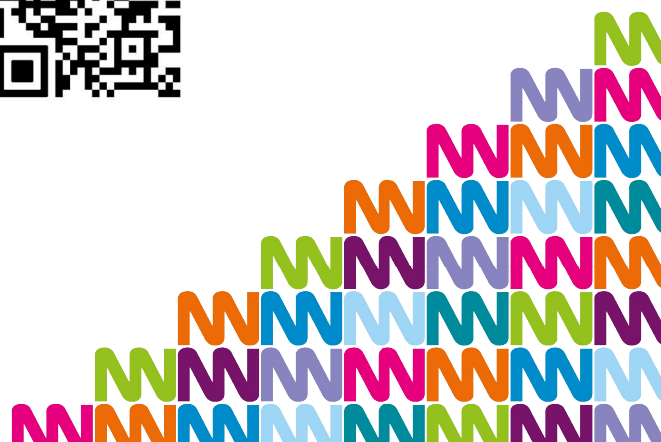
7 Winchester Drive
Carryduff, Belfast
BT8 8QD

**Offers In The
Region Of £185,000**

- Semi-Detached Home Located in the Heart of Carryduff
- Ideal for First-Time Buyers, Growing Families or those Looking to Downsize
- Three Generously Sized First-Floor Bedrooms
- Lounge with an Attractive Electric Fire
- Fully Fitted Kitchen & Dining Area
- Conveniently Located Family Bathroom
- Excellent Outdoor Space w/ Front, Side & Rear Garden
- Off Street Parking
- Spacious & Practical Accommodation w/ Well-Presented Interior Throughout.
- Oil Fired Central Heating



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			





Located within a popular and well-established residential area of Carryduff, this attractive three bedroom semi-detached property offers spacious and practical accommodation ideally suited to first-time buyers, young families, or those seeking a home in a convenient commuter location.

The property is well presented throughout and offers a comfortable layout designed for modern day living. Internally, the ground floor comprises of a bright and welcoming lounge featuring an electric fire and leads you into the fully fitted kitchen & dining area that also provides direct access to the enclosed rear and side gardens. As you head to the first floor, the home boasts three generously sized bedrooms, along with a family bathroom conveniently located - consisting of a fitted electric shower.

Externally, the property benefits from a fully enclosed outdoor space with a combination of lawn and paved areas throughout, offering low-maintenance gardens ideal for relaxing or entertaining. The front lawn has been fenced for additional privacy, while off-street parking is conveniently located to the rear of the property.

The location is highly convenient, with a wide range of local amenities nearby including shops, schools, cafes, restaurants, and leisure facilities. Excellent transport links and easy access to Belfast City Centre make this an ideal choice for commuters.

ACCOMMODATION

Internally, the property offers bright and spacious accommodation including a welcoming lounge with an electric fire, a fully fitted kitchen and dining area, three well-proportioned bedrooms, and a family bathroom.

OUTSIDE

Externally, the home benefits from enclosed low-maintenance gardens with lawn and paved areas, added front privacy fencing, and off-street parking to the rear.

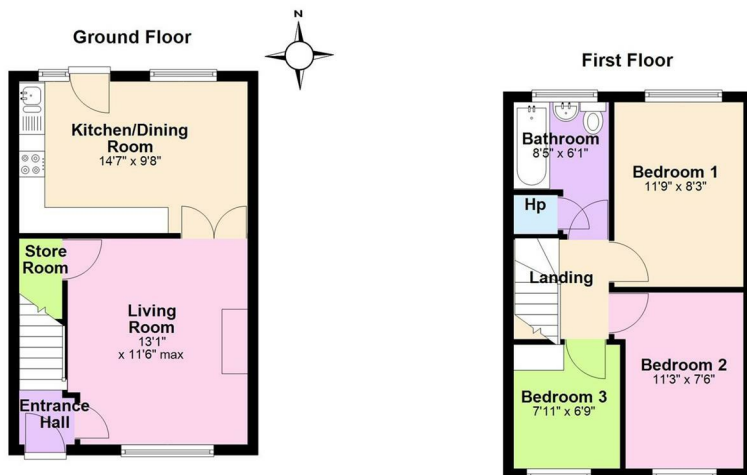
MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk

ENQUIRES TO

Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



7 Winchester Drive, Carryduff, Belfast

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

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