



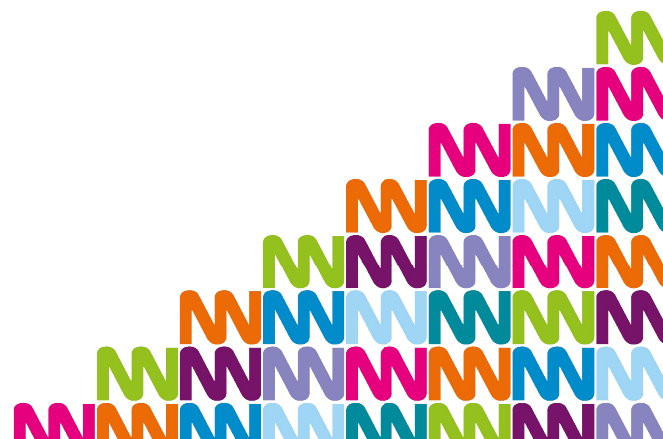
16 Winchester Road

Belfast
BT8 8QQ

£975 Per Month

- Located In Popular Winchester Development
- Location - Just Off A24 Ballynahinch Road
- Semi Detached House
- Spacious Kitchen/Lounge Area
- Three Bedrooms
- Family Bathroom
- Partially Furnished
- Front Garden, Private Rear Garden Own Drive
- Gas Fired Central Heating
- EPC- 72 C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

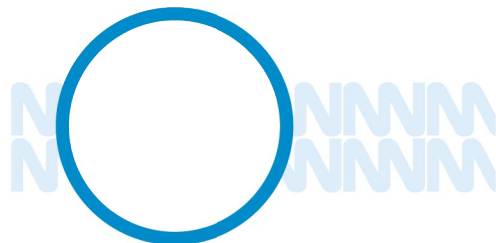




Quinn are pleased to bring No.16 Winchester Road to the rental market. This three-bedroom semi detached home is situated in the sought after Winchester development, just off the A24 Ballynahinch Road. The property features a modern high-gloss kitchen with integrated appliances, separate living room and family bathroom. The property has been recently redecorated throughout and is also partially furnished. Externally, there are gardens to front, rear and off street parking.

Ideally situated in Carryduff, offering easy access to Belfast and surrounding areas. It is well connected to local bus routes and is within close reach of a wide range of amenities, including schools, leisure facilities, cafes and restaurants, as well as Eurospar and Lidl. This home would be ideally suited to both families and professionals.

All applications should be directed to our Carryduff branch please contact



For any enquiry relating to this property, please contact

Rachel Martin

rachel@quinnestateagents.com

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

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN

028 9081 2422

General Enquiries

carryduff@quinnestateagents.com

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.

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