



## 7 Cumber Gardens

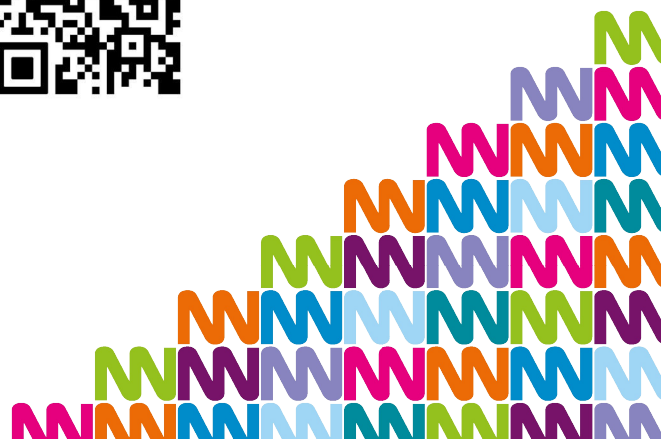
Drumaness  
BT24 8RN

Offers In The Region Of  
£139,950

- End Terrace
- Three Bedrooms
- Spacious Lounge with Open Fire
- Dining Area
- One Bedroom Located on the Ground Floor
- Enclosed Rear Garden
- Shed/ Workshop
- Off Street Parking
- Ideal First Time Buy or Investment
- Chain Free Sale



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







This residence is a blank canvas, allowing new owners to infuse their personal style and vision into the space. With so much potential, this home is ready to be transformed into a delightful haven. Early viewing is highly recommended to fully appreciate the possibilities that await in this lovely property and an excellent opportunity for both first-time buyers and investors alike

The outside space is a standout feature, providing ample space for outdoor activities, gardening, or simply enjoying. The outdoor area is complemented by an outside store room, shed, and workshop, offering practical storage solutions and the potential for creative projects. Off-street parking adds to the convenience of this home.

The house is being sold chain-free, making the purchasing process smoother and more straightforward.

#### Accommodation

The accommodation comprises of entrance hall, living room with open fire and access to separate dining room. Kitchen with dinning space and access to the garden. On the first floor three bedrooms and shower room. linen closet located in bedroom to the front of the property.

#### Location

Located in the centre of Drumaness, this property allows easy access to main connective routes, local primary schools and other convenient amenities in the area. Ideal location.

#### Mortgage Adviser

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](mailto:laura@ritchiemclean.co.uk)

#### Contact

To book a viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Carrie Mackin**

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#### Banbridge Branch

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#### General Enquiries

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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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