



**22 Linnhurst Park**  
 Drumaness  
 BT24 8RR

**Offers In The Region Of  
 £130,000**

- Mid Terrace Home
- Three Bedrooms
- Front Aspect Lounge with Featured Stove
- Open Plan Kitchen Dining
- First Floor Shower Room
- Covered Yard with Store
- Enclosed Rear Garden
- Oil Fired Central Heating
- Chain Free Sale



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			





This well-cared-for mid-terrace house presents an excellent opportunity for first-time buyers or investors alike. The home serves as a blank canvas, allowing the new owner to infuse their personal style and creativity into the space. The property features a covered yard and a convenient store room, perfect for additional storage or outdoor activities. The sizable rear garden, laid in lawn, provides an area for relaxation and outdoor entertaining, making it an ideal spot for families or gardening enthusiasts.

Situated in the heart of County Down, this residence is ideally located for easy access to local amenities within the village. Furthermore, it is just a short drive to neighbouring towns, ensuring that all essential services and conveniences are within reach. The property also benefits from excellent public transport links, making commuting straightforward.

This chain-free sale simplifies the buying process, making it an attractive option for those looking to move quickly. Whether you are seeking a family home or a promising investment, this property in Drumanness is not to be missed.

### Accommodation

This property comprises entrance hall, through living room with stove, fitted kitchen with integrated fridge freezer and under stair storage, From the kitchen you can access a store room covered yard and enclosed rear garden. On the first floor there are three good sized bedrooms all with built in wardrobes and shower room.

### Location

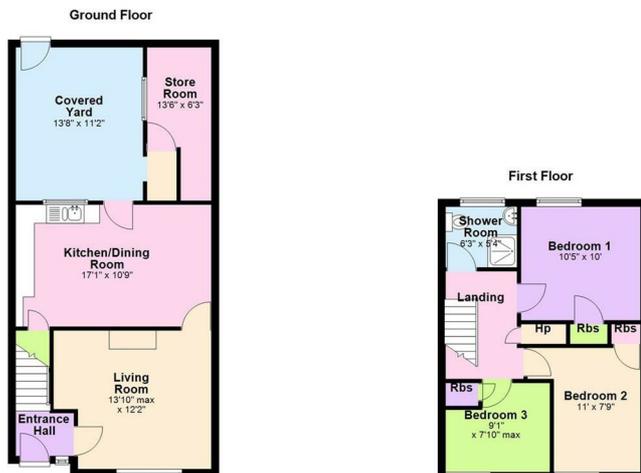
Located in the centre of Drumanness, this property allows easy access to main connective routes, local primary schools and other convenient amenities in the area.

### Contact

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)

### Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



22 Linnhurst Park, Drumanness

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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For any enquiry relating to this property, please contact

**Carrie Mackin**

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### Ballynahinch Branch

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Ballynahinch BT24 8AB

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### Downpatrick Branch

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Downpatrick BT30 6LP

028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

028 4062 2222

### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

028 9081 2422

### General Enquiries

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