



## 2 Knowes Crescent

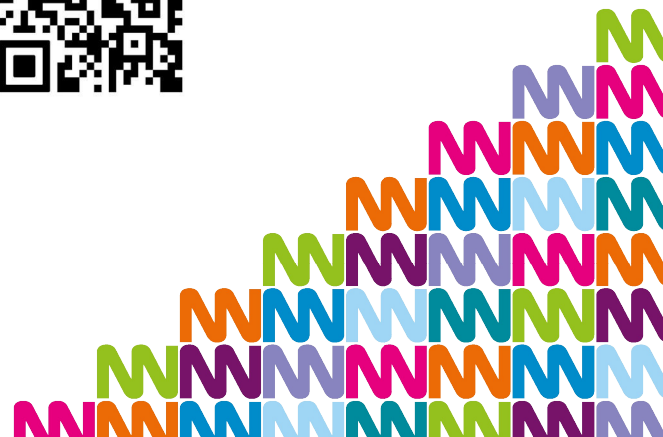
Ballynahinch  
BT24 8LJ

Offers In The  
Region Of £165,000

- Move in Ready
- Mid Terrace Home
- Three Bedrooms
- Open Plan Living/Dining
- Modern Kitchen
- Enclosed Rear Garden
- Garage
- OFCH
- Convenient Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Situated in Knowes Crescent of Ballynahinch, this delightful mid-terrace house offers a wonderful opportunity for both first-time buyers and investors. With three well-proportioned bedrooms and a spacious living room, this property is designed to cater to modern living needs.

This move-in ready home is both inviting and practical and benefits from a garage, providing additional storage space.

The location in Ballynahinch is ideal, offering a friendly community atmosphere while being close to local amenities, schools, and transport links.

### Accommodation

The ground floor opens to an entrance hall featuring convenient understairs storage, leading into a bright living room with an open fire and dedicated dining area. A modern kitchen, complete with an integrated oven, hob, dishwasher, and fridge-freezer, completes the lower level. Upstairs, there are three bedrooms—two with built-in storage—and a family bathroom equipped with a shower over the bath.

### Outside

Front garden laid in lawn with mature shrubs and brick wall boundary; enclosed, low-maintenance garden 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](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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### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB

**028 9756 4400**

### Downpatrick Branch

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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

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



2 Knowes Crescent, Ballynahinch

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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