



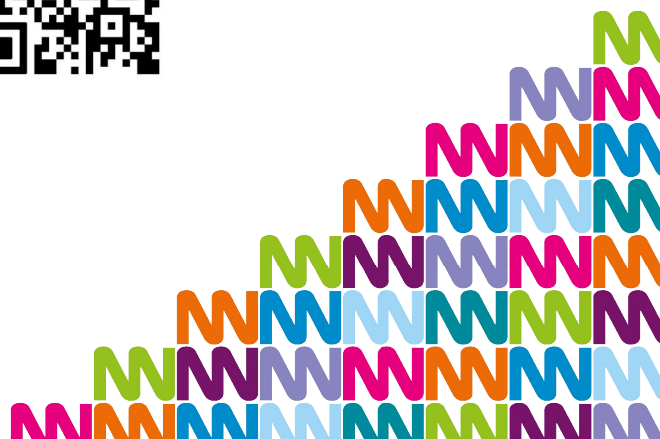
46 Hillfoot Crescent
Ballynahinch
BT24 8ET

Asking Price
£94,500

- End Terrace
- Three Bedroom
- Prime Location
- Spacious Lounge
- Kitchen with Dining Area
- Enclosed Rear Garden
- Oil Fired Central Heating
- Elevated Site
- Chain Free Sale
- EPC E50



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		50	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This Three Bedroom End Terraced Property located in the popular Hillfoot Crescent development of Ballynahinch. The property is a short walking distance from all local amenities.

The property benefits from three spacious bedrooms, good sized reception room and a kitchen and dining area to the rear. The property benefits from oil fired central heating.

The property sits on a large end site with gardens front and rear. On street car parking to the front of the property.

Ideally suited for first time buyers or an inventor and priced to allow for modernisation

Accommodation

The ground floor hallway leads to a reception room with a front facing aspect and through to an open plan kitchen/dining area with rear aspect.

Upstairs from the landing there are three-bedrooms all with built in storage, linen closet and a bathroom. Externally the property benefits from a front and rear garden laid in lawn.

Location

Located in a central position within a popular residential area in Ballynahinch. Close to the local amenities and schools.

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

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



For any enquiry relating to this property, please contact

Carrie Mackin

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07803626095

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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

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Estate Agents

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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.