

QUINN

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General Enquiries

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For any enquiry relating to this property, please contact

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2 Hockley Terrace Banbridge BT32 3QB

Offers In The Region Of £125,000

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.

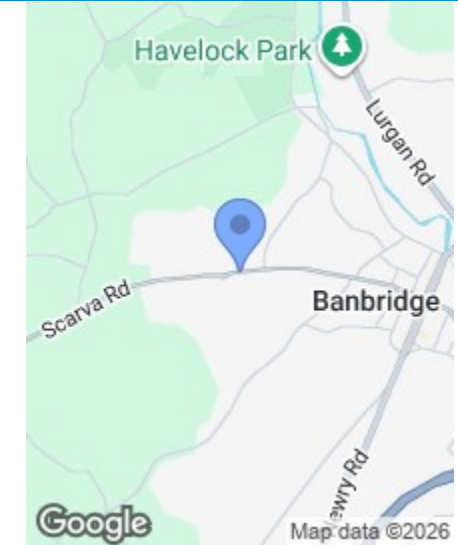
- Mid Terrace Home Approx 800 Sq Ft
- Detached Garage 50'2 x 11'11
- Two First Floor Bedrooms
- Ground Floor Bathroom
- Spacious Lounge
- Modern Kitchen with Dining Space
- Covered & Plumbed Yard/Utility Area
- Extensive Detached Garage
- Great Sized & Private Rear Patio/Garden Area
- EPC - TBC

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			



2 Hockley Terrace

Banbridge, BT32 3QB



Directions

Hockley Terrace is situated on The Scarva Road Banbridge within a short walk to Schools, Shops and local amenities.

Nestled in the charming town of Banbridge, 2 Hockley Terrace presents an excellent opportunity for those seeking a delightful terraced house. This property, built in the 1920s, boasts a character that reflects its rich history while offering modern comforts. Spanning approximately 800 square feet, the home features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings. The two well-proportioned bedrooms provide ample space for relaxation, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

The terraced design of the house contributes to a sense of community, with neighbouring properties that share a similar charm. The location in Banbridge offers a blend of tranquillity and accessibility, with local amenities, schools, and parks just a short distance away. This makes it an attractive option for those who appreciate both convenience and a peaceful environment. In summary, 2 Hockley Terrace is a delightful terraced house that combines historical charm with practical living space. Whether you are looking to buy or rent, this property is sure to impress with its character and convenient location.

GROUND FLOOR

Entrance leading into The Lounge with wood effect tiled flooring throughout with fireplace and space for electric fire inset. Open plan area leading into The Kitchen/Dining Area with modern Kitchen units, kick board lighting, recessed lighting, comprising integrated Hob & Oven. Rear hallway leading to the ground floor fully tiled Bathroom, comprising W.C, Wash Hand Basin & recessed lighting. Also with the additional benefit of a covered yard, plumbed for washing machine and access to rear.

FIRST FLOOR

Stairs and landing with carpet. Bedroom one with rear view aspect and carpet laid. Bedroom two with carpet laid & built in slide robes.

OUTSIDE

The property has on street parking to the front. Vehicular access at the end of the terrace with right of way along rear. To the rear you have a large detached garage spanning 50'2 x 11'11 with rear garden behind, giving you your very own private retreat for the coming Summer months.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchieclean.co.uk

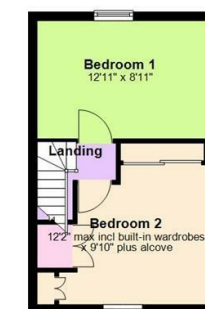
CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com

Ground Floor



First Floor



2 Hockley Terrace, Banbridge