

QUINN

Estate Agents



Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400



Downpatrick Branch

49 - 51 Market Street
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

banbridge@quinnestateagents.com



For any enquiry relating to
this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260



53 Oak Lodge
Banbridge
BT32 4SH

Offers In The
Region Of £220,000

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.

- Fantastic Semi Detached Home with Garage
- Three Bedrooms, Master Ensuite
- Spacious & Inviting Lounge with Stove Fitted
- Open Plan Modern Kitchen/ Dining Space
- Ground Floor W.C & First Floor Family Bathroom
- Garage Plumbed & Powered
- Off Road Parking
- Low Maintenance Rear Garden
- Gas Heating
- 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 | | |



53 Oak Lodge

Banbridge, BT32 4SH



Directions

Oak Lodge it situated on The Castlewellan Road Banbridge. It is located by travelling into Oak Dale, onto Oak Ridge then into Oak Lodge.

Welcome to 53 Oak Lodge, a charming semi-detached house located in the picturesque town of Banbridge. This delightful property, built in 2009, offers a generous living space of 1,360 square feet, making it an ideal family home. As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. The two modern bathrooms are designed with comfort in mind, catering to the needs of a busy household. The property is situated in a peaceful neighbourhood, offering a sense of community while still being conveniently close to local amenities. Banbridge is known for its rich history and beautiful surroundings, making it a wonderful place to call home. With its contemporary design and practical layout, 53 Oak Lodge is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest in a property, this home presents an excellent opportunity. Do not miss the chance to view this lovely residence and experience all that it has to offer.

GROUND FLOOR

Bright, tiled entrance hallway with access to the ground floor W.C which comprises W.C and wash hand basin. Leading through to the Lounge with laminate flooring, dual aspect front windows with stove fitted. Open plan Kitchen with modern white gloss units comprising integrated Dishwasher & Fridge Freezer with space for free standing range Cooker, along with stunning wood effect flooring tiling, recessed lighting and the added benefit of the double sliding patio doors leading to outside space.

FIRST FLOOR

Stairs and landing with carpet laid & Hot Press located on landing. Bedroom one with carpet laid, built in storage and Ensuite. Ensuite comprises tiled floor, corner shower cubicle, W.C and wash hand basin. Bedroom two with rear facing aspect and carpet laid. Bedroom three a good sized third bedroom with carpet laid. Bathroom with half tiled walls, tiled floor comprising Bath, Wash hand basin and W.C with recessed lighting.

OUTSIDE

Driveway with off road parking and grass lawn to front. To the rear you have a fully enclosed & paved Garden. Access to detached Garage from Driveway and side door from rear garden.

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@ritchiemclean.co.uk

CONTACT

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

