

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

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07703612260



14 Kensington Avenue
Banbridge
BT32 4JH

Asking Price
£175,000

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.

- Semi Detached Home
- Three Bedrooms, All with Built in Storage
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Integral Garage with Utility Area & Car Port
- Oil Fired Central Heating
- Approx 1100 Sq Ft Home
- EPC - 62 D
- Rates Approx £818.32 Per Annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



14 Kensington Avenue

Banbridge, BT32 4JH



Directions

Kensington Avenue is located on The Castlewellan Road Banbridge, conveniently located to The Town Centre, Shops and Schools.

Nestled in the charming area of Banbridge, 14 Kensington Avenue presents an excellent opportunity for those seeking a semi-detached family home. Built in 1963, this property boasts a generous living space of 1,100 square feet, making it ideal for both relaxation and entertaining. Upon entering, you will find two inviting reception rooms plus conservatory that offer versatility for various uses, whether it be a cosy lounge or a formal dining area. The three well-proportioned bedrooms provide ample space for family living or guest accommodation, ensuring comfort for all. The bathroom is conveniently located to serve the household's needs. The exterior of the property includes parking for one vehicle, adding to the convenience of daily life. The semi-detached design allows for a sense of community while still providing privacy. Situated in a desirable location, this home is close to local amenities, schools, and parks, making it perfect for families or individuals looking to settle in a friendly neighbourhood. With its classic charm and practical layout, 14 Kensington Avenue is a wonderful place to call home. Don't miss the chance to view this delightful property.

GROUND FLOOR

Entrance hallway with hardwood flooring & under stairs storage. Living room laid with carpet. Dining room with hard wood flooring. Kitchen fitted with range of high and low level units with integrated hob & oven and vinyl flooring. Conservatory with tiled flooring and access to garden.

FIRST FLOOR

Stairs and landing laid in carpet. Three bedrooms all with built in storage. Bathroom fully tiled, comprising W.C, Wash hand basin & Bath with shower overhead.

OUTSIDE

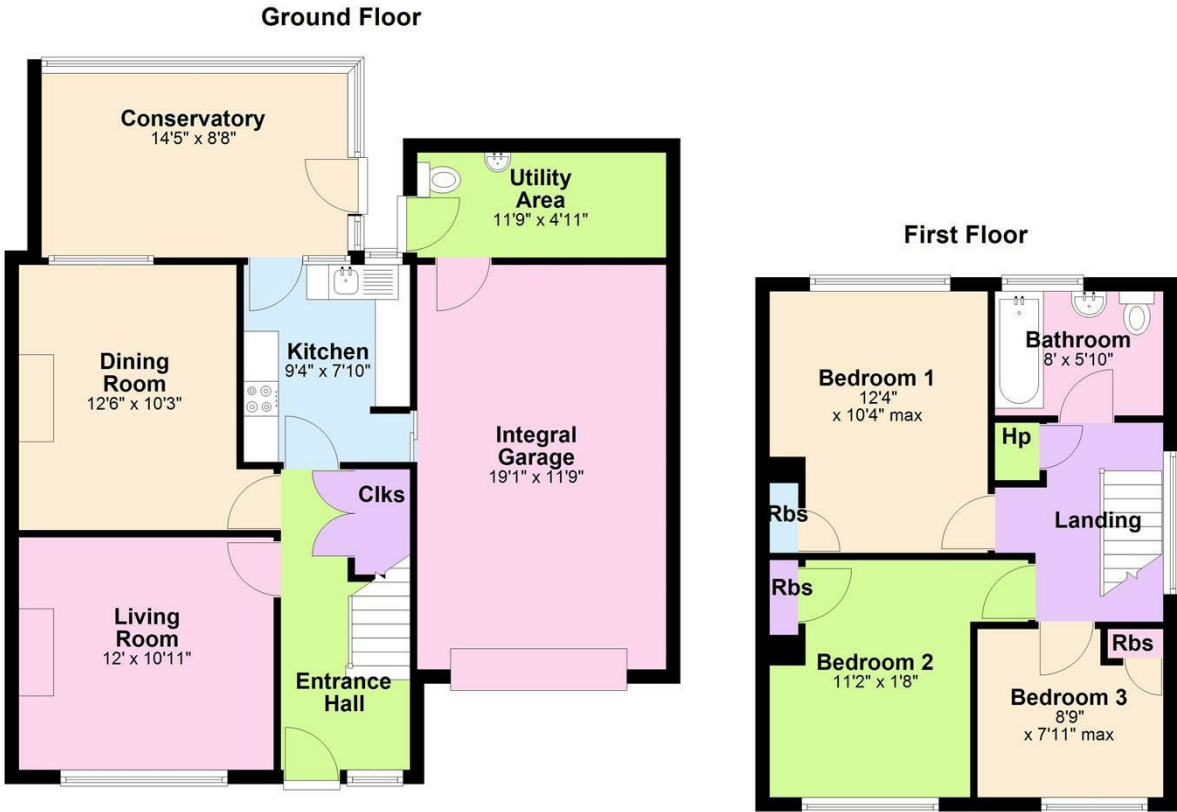
Off road parking with tarmac driveway leading to integral garage and car port. Front garden with mature shrubs planted. Great sized rear garden, fully enclosed with paved patio and grass lawn & mature hedging.

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



14 Kensington Avenue, Banbridge