



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



78 Edenderry Park
Banbridge
BT32 3AZ

Offers In The
Region Of £109,950

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.

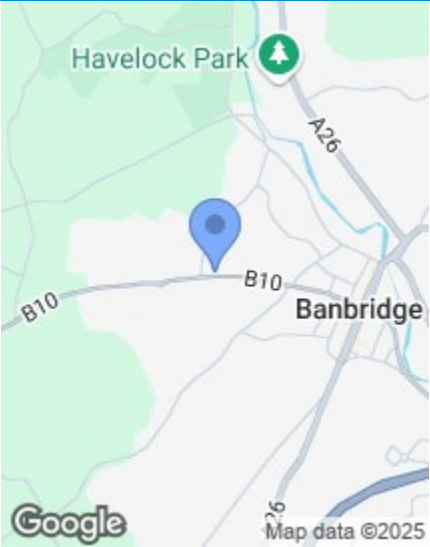
- Mid-Terrace Home
- Three Bedrooms
- First Floor Bathroom
- Spacious Lounge
- Fitted Kitchen with Space For Appliances
- Fully Enclosed Rear Garden
- Oil Fired Heating
- EPC- 57D
- Chain Free Sale
- Viewing by appointment only

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		
	57	75



78 Edenderry Park

Banbridge, BT32 3AZ



Directions

Welcome to 78 Edenderry Park, a charming mid-terrace home located in the picturesque town of Banbridge. This delightful property, offers a perfect blend of character and modern living, making it an ideal choice for families or first-time buyers. As you enter the home, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The fitted kitchen is well-equipped and offers ample space for appliances, ensuring that meal preparation is both convenient and enjoyable. The property boasts three comfortable bedrooms, providing plenty of room for family members or guests. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings. The bathroom is well-appointed, catering to the needs of the household. One of the standout features of this home is the fully enclosed rear garden, which offers a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a quiet moment in the fresh air. Situated in a friendly neighbourhood, 78 Edenderry Park is conveniently located near local amenities, schools, and parks, making it an excellent choice for those seeking a community-oriented lifestyle. This property presents a wonderful opportunity to create lasting memories in a lovely home. Do not miss the chance to make this charming terraced house your own.

GROUND FLOOR

Bright entrance hallway with tiled flooring, leading into spacious lounge with tiled floor, fireplace, electric fire within and under stair storage. Fitted kitchen, with vinyl flooring, with space for freestanding appliances including fridge freezer, cooker and washing machine. Back door for access to rear garden.

FIRST FLOOR

Stairs leading to first floor landing, carpeted into three good sized bedrooms, bedroom three with built in storage. Also a family bathroom with tiled walls, comprising shower over bath, W.C. and hand wash basin.

OUTSIDE

Fully enclosed and low maintenance paved front garden with path leading to front door. Gate providing access to rear garden through shared alley, also fully enclosed and low maintenance. On street parking.

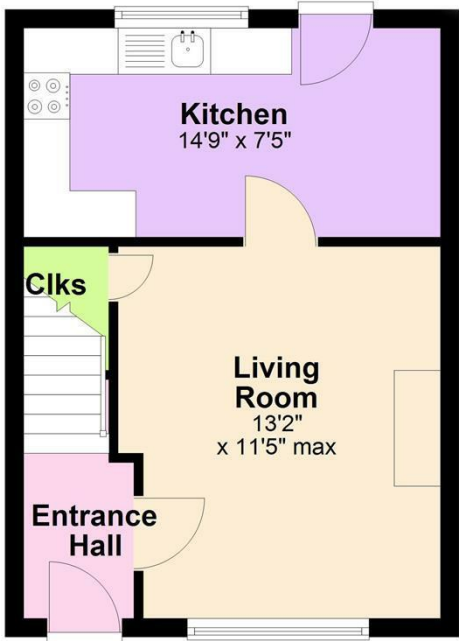
MORTGAGE ADVICE

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

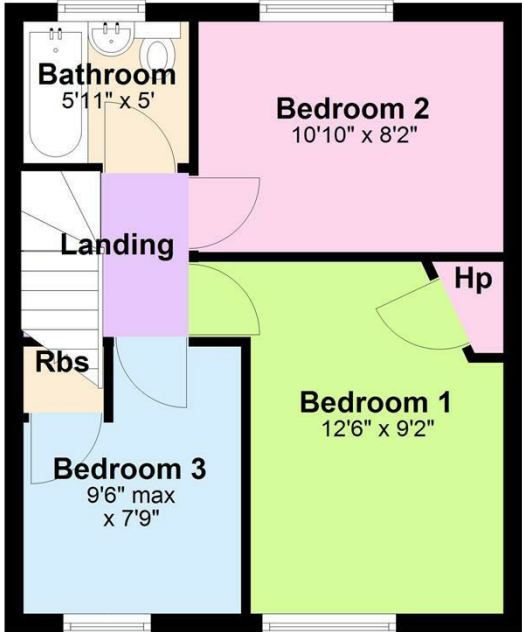
CONTACT

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

Ground Floor



First Floor



78 Edenderry Park, Banbridge