



## 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



49 Bishops Green  
Banbridge  
BT32 4FB

Offers In The  
Region Of £260,000

### 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.

- Beautiful Detached House
- Large Kitchen / Dining Area With Garden Access
- Spacious Living Room
- Four Bedrooms, Master Ensuite
- First Floor Family Bathroom
- Utility Room, Ground Floor W.C & Store Room
- Off Street Parking
- Private Garden & Patio Area
- EPC B82
- Gas Heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 49 Bishops Green

Banbridge, BT32 4FB



### Directions

Bishops Green is situated on the Castlewellan Road Banbridge within a short drive to the Town centre and with the A1 in close proximity for those needing to commute on a daily basis.

Welcome to this splendid detached house located at 49 Bishops Green in the charming town of Banbridge. Built in 2018, this modern property offers a delightful blend of contemporary design and comfortable living. As you enter, you are greeted by a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. The house boasts four well-proportioned bedrooms, providing ample space for a growing family or accommodating guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The property is situated in a peaceful neighbourhood, making it an ideal retreat while still being close to local amenities and transport links. The modern construction ensures energy efficiency and low maintenance, allowing you to enjoy your home without the hassle of extensive upkeep. This home is perfect for those seeking a blend of style, comfort, and practicality. Whether you are a first-time buyer or looking to upgrade, 49 Bishops Green is a wonderful opportunity to secure a modern family home in a desirable location. Don't miss the chance to make this lovely property your own.

### GROUND FLOOR

Entrance hallway with tiled floor leading into spacious lounge with hardwood flooring, a large bay window, and a multi fuel stove installed. Open plan Kitchen/Dining area with fully tiled floor and a range of modern high and low level units to include built in oven and hob, dishwasher and fridge freezer. Double Doors lead you out to a rear garden. Utility room with high and low level units providing good storage. Downstairs WC and storage area also on the ground floor.

### FIRST FLOOR

Stairs and landing fully carpeted with access to four good size bedrooms, master with ensuite shower room comprising double shower enclosure, W.C and wash hand basin. Large family bathroom with a white four piece suite comprising bath, shower cubicle, W.C and wall hung wash hand basin.

### OUTSIDE

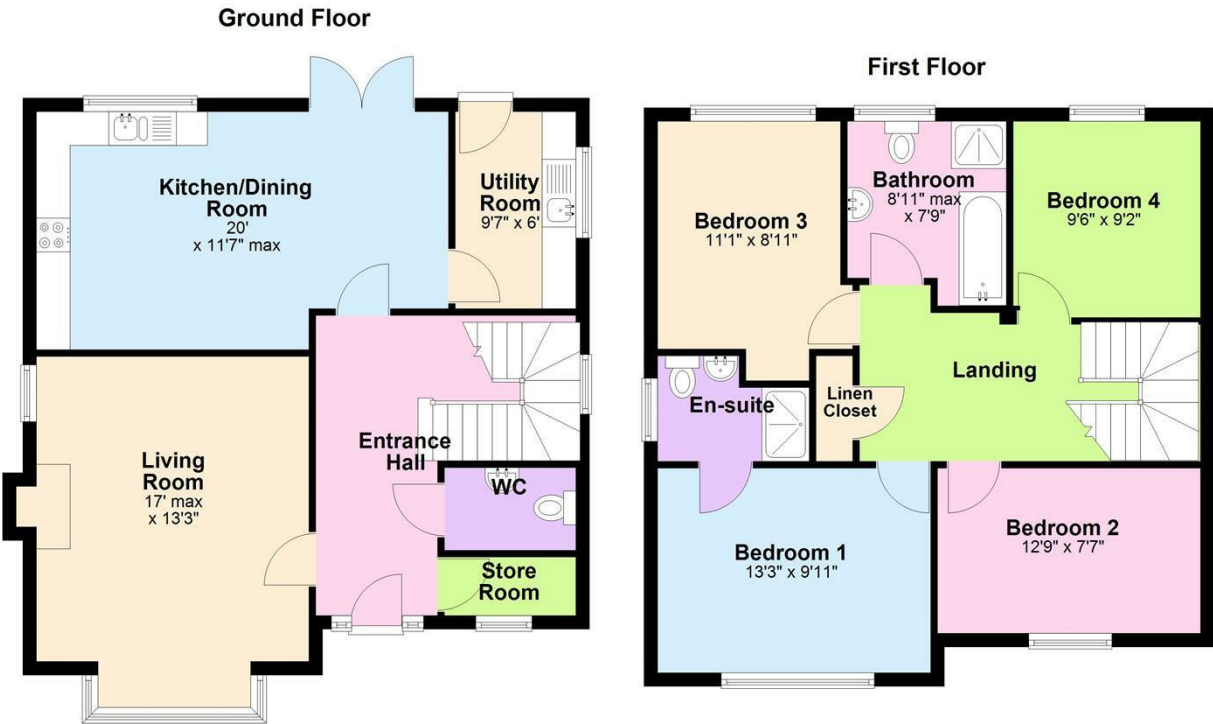
Driveway parking to the front of the property for two cars with the back garden partially paved and grass with raised deck area.

### 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](mailto: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](mailto:banbridge@quinnestateagents.com)



49 Bishops Green, Banbridge