



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



1 Edenderry Gardens
Banbridge
BT32 3BQ

Offers In The
Region Of £99,950

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.

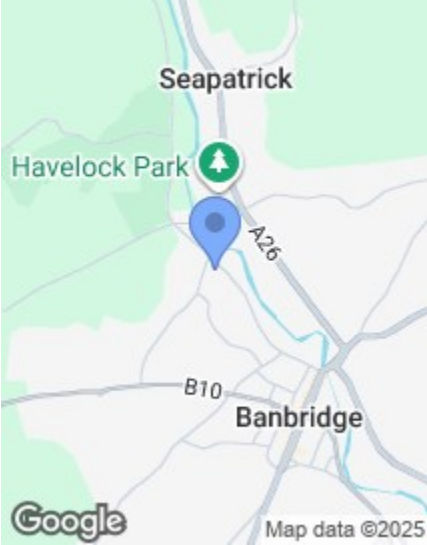
- End Terraced Home
- Two First Floor Bedrooms
- First Floor Shower Room
- Sizeable Lounge
- Fitted Kitchen
- Enclosed Back Yard
- Parking Space, Garage & Enclosed Garden
- Chain Free Sale - Perfect Investment Opportunity
- Oil Fired Central Heating
- EPC - TBC

| 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 | | |



1 Edenderry Gardens

Banbridge, BT32 3BQ



Directions

Edenderry Gardens is situated on the Huntly Road Banbridge which would be a 15 minute walk or a 3 minute Drive to the Town Centre. Conveniently located close to shops schools also.

Welcome to 1 Edenderry Gardens, a charming terraced house located in the picturesque town of Banbridge. This delightful property, built in 1956, offers a perfect blend of character and modern living, making it an ideal choice for first-time buyers or those seeking a cosy home. Spanning approximately 700 square feet, this well-proportioned house features a welcoming reception room that provides a comfortable space for relaxation and entertaining. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring practicality for everyday living. This terraced house presents an excellent opportunity for those looking to invest in a property with potential. With its classic design and convenient location, 1 Edenderry Gardens is not just a house; it is a place to create lasting memories. We invite you to explore this lovely home and envision the possibilities it holds for you and your family.

GROUND FLOOR

Entrance hallway with carpet laid & under stair storage. Living room with laminate wood flooring & open fire. Gally Kitchen with tiled floor, fitted high and low level units comprising integrated Hob, Oven, stainless stell sink unit with space for Washing Machine and free standing Fridge Freezer.

FIRST FLOOR

Stairs and landing with carpet laid. Bedroom one with laminate flooring and built in storage. Bedroom two with carpet laid, built in storage and rear view aspect. Shower Room fully tiled, comprising double walk in shower, W.C and Wash Hand Basin.

OUTSIDE

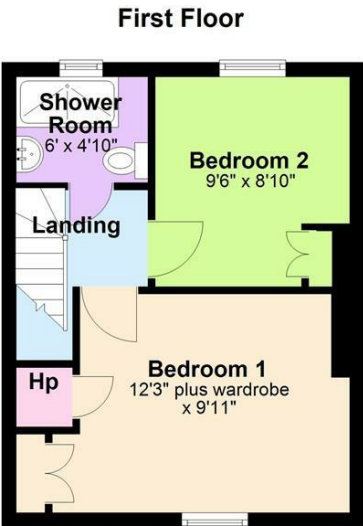
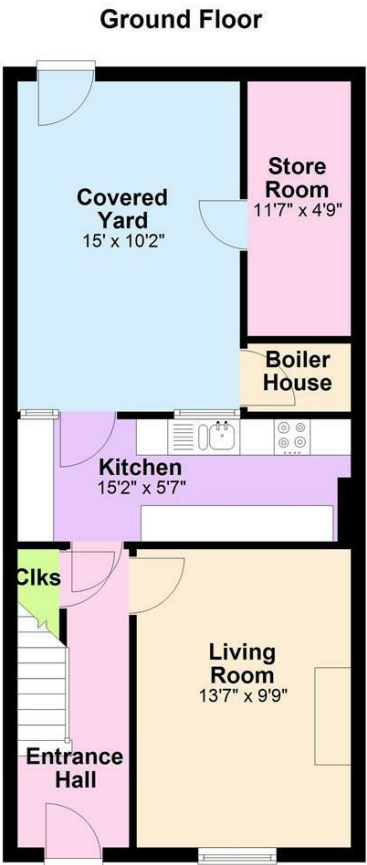
Reb brick exterior with on street parking to front. To the rear you have a fully enclosed yard with boiler house & store room. Crossing the right of way you have a single parking space, detached garage and private fully enclosed garden with grass laid.

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



1 Edenderry Gardens, Banbridge