

## 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



83 Bishops Green  
Banbridge  
BT32 4FB

Offers In The  
Region Of £239,950

### 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.

- Modern Semi Detached Home
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Stove Fitted
- Open Plan Kitchen/Dining Area
- Sun Room with Tiled Floor
- Ground Floor W.C & First Floor Family Bathroom
- Fitted Home Security Alarm
- Approx 1360 Sq Ft Home with Floored Attic Space
- Mains Gas Heating
- EPC - 82 B

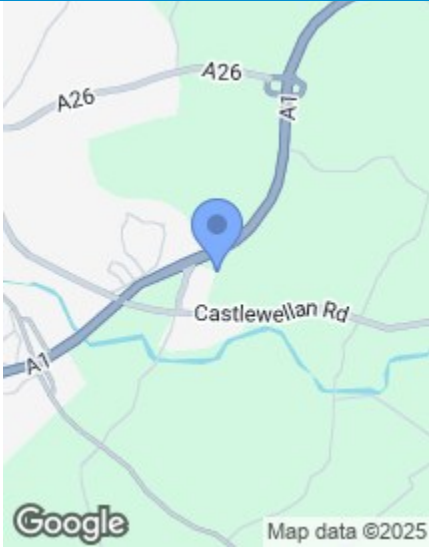
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 83 Bishops Green

Banbridge, BT32 4FB



**Directions**

Bishops Green is situated on the Castlewellan Road Banbridge, A short drive to town centre and conveniently located to the A1 for those needing to commute for work purposes.

Welcome to this charming semi-detached house located at 83 Bishops Green in the picturesque town of Banbridge. Built by Lotus Homes in 2018, this modern property offers a delightful blend of contemporary living and comfort, making it an ideal choice for families or professionals seeking a welcoming home. Upon entering, you will find a spacious reception room that provides a perfect space for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The layout of the house is thoughtfully designed, ensuring that every corner is utilised effectively. This property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are designed to accommodate various needs, whether it be for a growing family or a home office setup. Additionally, there are two modern bathrooms, providing convenience and privacy for all residents. Situated in a desirable area, this home benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly neighbourhood.

## GROUND FLOOR

Tiled entrance hallway with ground floor W.C. & under stair storage. Spacious Lounge with laminate flooring, bay window with stove fitted and perfectly placed Oak mantel above. Modern fitted Kitchen with grey units & Quartz worktops comprising integrated Dishwasher, Hob, Oven and Fridge Freezer with space for Washing Machine with recessed lighting throughout. Extra space with open plan Sun Room with tiled floor and double patio doors leading to rear garden.

## FIRST FLOOR

Stairs and landing laid in carpet with landing having access to Hot press and Bedrooms. Bedroom one with laminate flooring, rear view aspect & Ensuite. Ensuite comprises double shower cubicle, wall hung wash hand basin and W.C. Bedroom two with laminate flooring and front facing aspect. Bedroom three again with laminate flooring and front facing aspect. Bathroom with tiled floor, part tiled walls, Bath, W.C & wall hung wash hand basin.

## OUTSIDE

Small grass area to front with ample off road parking to side. To the rear you have a fully enclosed garden with grass lawn and paved patio area along with outside tap and double power socket. The rear garden benefits from the evening sun.

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

