

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



30 Summerhill Brae
Banbridge
BT32 3LS

Offers In The
Region Of £149,950

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 Terrace Home
- Three Bedrooms
- Great Sized Lounge with Open Fire
- Open Plan Kitchen/Dining with Separate Utility
- First Floor Bathroom & Ground Floor W.C
- Oil Fired Central Heating
- Off Road Parking
- Private Rear Garden
- EPC D 61
- Chain Free Sale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



30 Summerhill Brae

Banbridge, BT32 3LS



Directions

Summerhill Brae is located on the Rathfriland Road Banbridge within a short walk to the Town Centre, Shops, Schools and all other amenities that Banbridge has to provide.

Nestled in the charming area of Banbridge, 30 Summerhill Brae presents an excellent opportunity for those seeking a comfortable family home. This delightful end terrace house, built in the early 2000s, offers a generous living space of over 900 square feet, making it an ideal choice for both first-time buyers and families alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The end terrace position not only enhances the sense of space but also offers a degree of privacy that is often sought after in residential properties. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it perfect for families. The surrounding area is known for its community spirit and accessibility, ensuring that you are never far from essential services and recreational activities. With its modern construction and appealing design, 30 Summerhill Brae is a property that combines comfort with practicality. Whether you are looking to settle down or invest in a promising location, this home is sure to meet your needs. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR

Entrance hallway with tiled flooring leading into Lounge with dual aspect windows, laminate flooring & open fire with modern Fireplace. Open plan Kitchen/Dining area with tiled flooring & modern Kitchen units comprising integrated Hob, Oven & fridge Freezer with separate Utility Area plumbed for washing machine and space for dryer. Ground floor W.C with wash hand basin and toilet.

FIRST FLOOR

Stairs & landing laid in carpet. Bedroom one with rear view aspect & laid with carpet. bedroom two with laminate flooring and dual aspect windows. Bedroom three a single bedroom, ideal for home office or Nursery. Bathroom comprising Bath with shower overhead and tiled surround, wash hand basin and W.C.

OUTSIDE

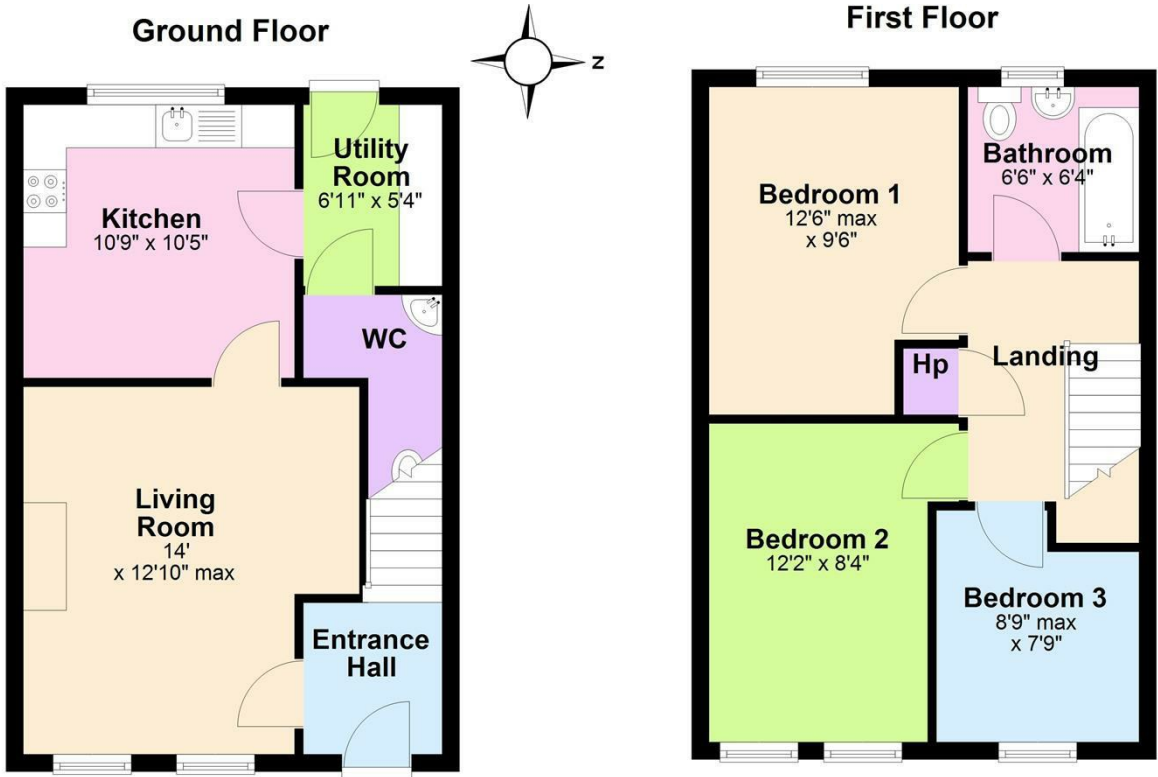
To the front you have a good sized front lawn with off road parking providing space for a couple of cars. To the rear you have a private, fully enclosed garden with grass lawn and paved patio area.

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@ritchiemclean.co.uk

CONTACT

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



30 Summerhill Brae, Banbridge