

QUINN

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General Enquiries

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For any enquiry relating to
this property, please contact

Leanne Glover

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53 Cline Road
Banbridge
BT32 3HT

Offers In The
Region Of £129,950

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 Terraced Home
- Four Bedrooms
- Generous Living Room With Open Fire
- Kitchen / Dining Area With Fitted Appliances
- Family Bathroom With Three Piece Suite
- Fully Enclosed Garden, Low Maintenance
- Approx 1100 Sq ft
- Oil Fired Heating
- Viewing Highly Recommended - By Appointment Only
- 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		





Directions

No 53 Cline Road is situated off the Old Newry Road Banbridge within a short walk or drive to Banbridge Town Centre, shops, schools and other amenities.

Nestled in the charming town of Banbridge, 53 Cline Road presents an excellent opportunity for those seeking a comfortable family home. This terraced house, built between 1960 and 1969, boasts a well-thought-out layout that is both practical and inviting. Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property features four generously sized bedrooms, providing ample space for a growing family or the flexibility to create a home office or guest room. The single bathroom is conveniently located, ensuring ease of access for all residents. The location of this property is particularly appealing, as it offers a blend of suburban tranquillity and accessibility to local amenities. Residents can enjoy the nearby parks, shops, and schools, making it an ideal setting for families and individuals alike. With its solid construction and classic design, 53 Cline Road is a wonderful canvas for personalisation, allowing new owners to infuse their style and preferences into the home. This property is not just a house; it is a place where memories can be made and cherished for years to come. In summary, this terraced house in Banbridge is a fantastic opportunity for anyone looking to settle in a welcoming community. With its spacious living areas and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.

GROUND FLOOR

Entrance hallway with laminate flooring leading into a spacious living room with open fire and front aspect window. A large kitchen / dining area complete with high and low level units, built in dishwasher, oven / hob and fridge freezer provides a perfect family area. A storage area and utility room provide generous amounts of storage.

FIRST FLOOR

Upstairs provides four good sized bedrooms, two with built in storage, all laid in carpet with a family bathroom comprising three piece suite with shower over bath & hot-press on landing.

OUTSIDE

Front garden fully enclosed & paved with newly painted fencing. Rear fully enclosed laid & laid in concrete leaving it a easily managed low maintenance garden.

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

