



## 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



**78 Oak Grove**  
Banbridge  
BT32 3GT

**Offers In The  
Region Of £165,000**

## 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.

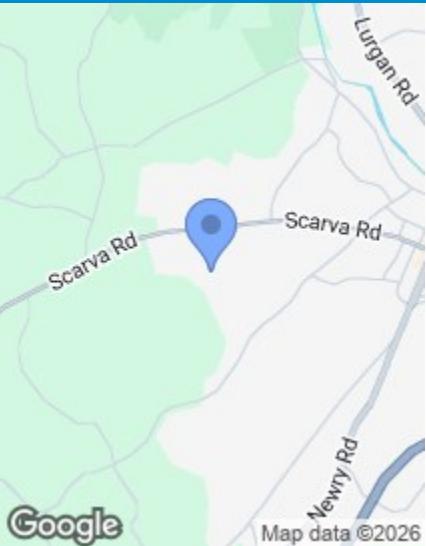
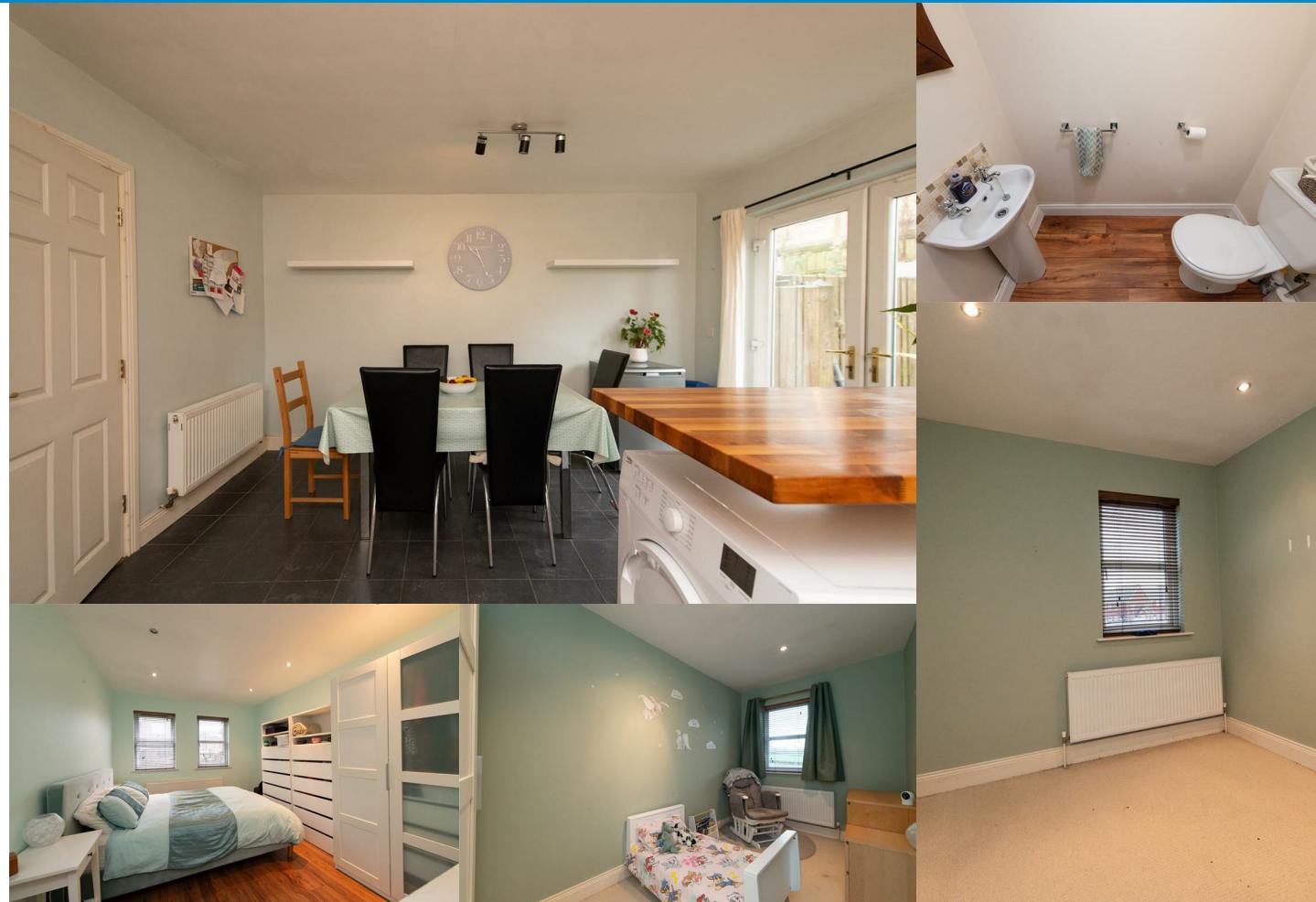
## Valuation/Mortgage Service

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.

- Mid Townhouse Approx 1300 Sq ft
- Three First Floor Bedrooms
- Spacious Lounge
- Open Plan Kitchen/Dining Area with Patio Doors
- Ground Floor W.C
- First Floor Bathroom with Four Piece Suite
- Oil Fired Central Heating
- EPC - TBC
- Great First Time Home or Investment Opportunity
- Viewing By Appointment Only

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

Oak Grove is situated on The Scarva Road Banbridge within reach of two local schools, shops and Town Centre.

Welcome to this charming townhouse located at 78 Oak Grove in the picturesque town of Banbridge. This delightful property, built in 2006, offers a perfect blend of modern living and comfort, making it an ideal choice for families or individuals seeking a welcoming home.

Spanning an impressive 1,300 square feet, this townhouse features a well-designed layout that includes one spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property boasts three generously sized bedrooms, providing ample space for relaxation and personalisation. The bathroom is thoughtfully appointed, ensuring convenience for all residents.

Nestled in a friendly neighbourhood, this home benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The contemporary design and quality construction of this property reflect the standards of the 2000s, offering a comfortable and stylish environment.

Whether you are a first-time buyer or looking to downsize, this townhouse presents a wonderful opportunity to own a piece of Banbridge. With its appealing features and prime location, 78 Oak Grove is a property not to be missed. We invite you to come and experience the warmth and charm of this lovely home for yourself.

#### GROUND FLOOR

Entrance porch leading to spacious lounge with laminate floor, great sized room. Leaving lounge you walk via the hallway providing access to the ground floor W.C to the open plan Kitchen/Dining area. Kitchen fitted with a good range of high and low level units to include integrated hob & oven with space for washing machine, dishwasher and fridge freezer. Fully tiled floor throughout the Kitchen/Dining area with double patios doors leading to the rear garden.

#### FIRST FLOOR

Stairs & landing fully carpeted with landing providing a double sized linen closet. Bedroom one with rear view double window aspect and laminate flooring. Bedroom two with carpet laid and recessed lighting. Bedroom three a great sized third bedroom again with carpet laid and recessed lighting installed. Bathroom with tiled floor and recessed lighting to include Bath, W.C, Wash hand basin with vanity and fully tiled corner shower cubicle.

#### OUTSIDE

Double tarmac driveway to the front with access to rear via entryway. To the rear you have a fully enclosed garden with paved patio and grass lawn areas with east facing aspect.

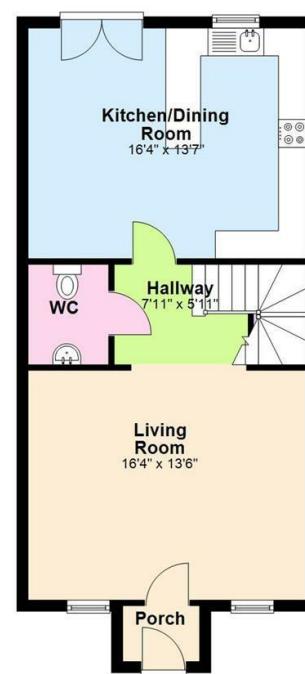
#### MORTGAGE ADVICE

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)

Ground Floor



First Floor

