

## 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



59 Bishops Green  
Banbridge  
BT32 4FB

Offers In The  
Region Of £235,000

### 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.

[quinnestateagents.com](http://quinnestateagents.com)

### 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 Built in 2018
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Stove Fitted
- Open Plan Kitchen/Dining/Sun Room
- Ground Floor W.C
- First Floor Family Bathroom
- Rear Garden with Patio & South Facing
- Mains Gas Heating
- EPC - 82 B
- Viewing By Appointment

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		





# 59 Bishops Green

Banbridge, BT32 4FB



### Directions

Bishops Green is located on The Castlewellan Road Banbridge by turning left onto Old Manse Road, then right into the development Old Manse Green, following on into Bishops Green.

Welcome to this charming semi-detached house located at 59 Bishops Green in the picturesque town of Banbridge. Built in 2018, this modern property offers a delightful blend of contemporary living and comfort, making it an ideal home for families or professionals alike. As you enter, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The house boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. Each room is designed with comfort in mind, ensuring a peaceful retreat at the end of the day. Additionally, there are two modern bathrooms, equipped with stylish fixtures and fittings, catering to the needs of a busy household. Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it a convenient choice for families. The surrounding area offers a blend of urban convenience and natural beauty, allowing residents to enjoy the best of both worlds. This semi-detached house is not just a property; it is a place where memories can be made. With its modern features and prime location, it presents a wonderful opportunity for anyone looking to settle in Banbridge. Do not miss the chance to make this lovely house your new home.

### GROUND FLOOR

Tiled entrance hallway with access to the ground floor W.C which includes wall hung wash hand basin, W.C and tiled floor. Great sized lounge with carpet laid and multi fuel stove fitted with mantel above. Open plan Kitchen/Dining & Sun Room with tiled floor throughout & recessed lighting, comprising modern fitted Kitchen with integrated Hob and Fridge Freezer with space for Washing Machine & Dryer or plumbed for Dish washer. Sun Room with the added benefit of access to garden via double patio doors. Additional storage from built in cupboard or pantry.

### FIRST FOOR

Stairs and landing laid with carpet. Landing with access to Bedrooms, Bathroom, linen closet & loft with built in ladder. Bedroom one with rear view aspect, carpet laid, fitted slide robes and Ensuite. Ensuite with tiled floor, recessed lighting, double shower cubicle, fully tiled, W.C & wash hand basin to include vanity. Bedroom two with carpet laid & built in slide robes. Bedroom three again with carpet laid. Family Bathroom with tiled floor, recessed lighting and fitted with white three piece suite to include, W.C, Wash hand basin with vanity and Bath with shower overhead.

### OUTSIDE

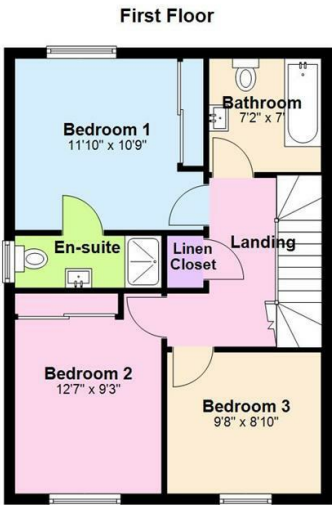
Small grass lawn area to front with good sized tarmac driveway to side of property. To the rear you have a fully enclosed, south facing garden with paved patio area, outside tap and double power sockets. Garden shed is also included in the sale.

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



59 Bishops Green, Banbridge