

QUINN

Estate Agents



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General Enquiries

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For any enquiry relating to
this property, please contact

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9 Edendell
Banbridge
BT32 3JJ

Offers In The
Region Of £175,000

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.

- Semi Detached Home
- Three Bedrooms, One on Ground Floor
- Ground Floor Shower Room
- Cosy Lounge with Open Fire
- Modern Fitted Kitchen with Breakfast Bar
- Separate Dining Area
- Oil Fired Central Heating
- Detached Garage
- Approx 980 Sq Ft Home
- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Directions

NO 9 Edendell is situated in the quiet, popular development access from the Huntly Road Banbridge.

Nestled in the charming town of Banbridge, 9 Edendell presents an excellent opportunity for those seeking a comfortable and spacious semi-detached bungalow. This delightful property, built between 1980 and 1989, boasts a generous living space of 980 square feet, making it ideal for families or individuals looking for a serene home. Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The bungalow features three well-proportioned bedrooms, providing plenty of room for rest and privacy. The single bathroom is conveniently located on the ground floor, catering to the needs of the household. The exterior of the property includes parking for two vehicles, adding to the convenience of daily living. The surrounding area is known for its friendly community atmosphere and accessibility to local amenities, making it a desirable location for both families and professionals alike.

GROUND FLOOR

Entrance hallway with laminate flooring, leading to roomy, bright lounge with laminate flooring, open fire and floor to ceiling windows. Fitted Kitchen comprising integrated dishwasher, hob & oven. Breakfast bar area with tiled flooring throughout and rear door access. Ground floor shower room incorporating shower cubicle, W.C & wash hand basin to include vanity beneath and tiled flooring. Dining area or fourth bedroom with laminate flooring and rear view aspect. Ground floor bedroom again with laminate flooring.

FIRST FLOOR

Stairs and landing laid with carpet. Bedroom one a great sized main bedroom with laminate flooring, side view aspect and eave storage. Bedroom two with laminate flooring, skylight window and eave storage.

OUTSIDE

The front garden has been well maintained with grass lawn and mature shrubs with a paved double driveway to the side leading to detached garage and access to the rear garden. To the rear you have a fully enclosed and paved garden, low maintenance with side door access to garage.

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

