

QUINN

Estate Agents

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



79 Oak Grove
Banbridge
BT32 3GT

Offers In The
Region Of £155,000

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.

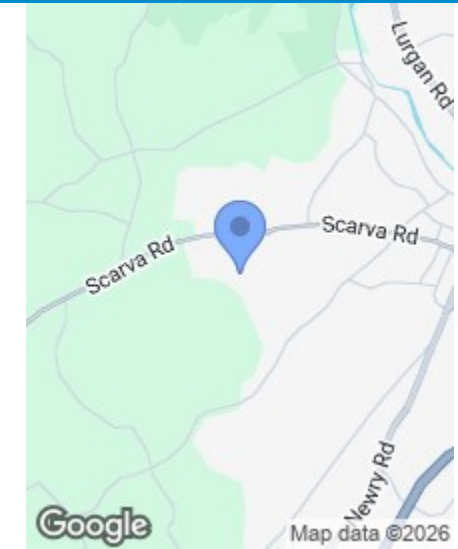
Valuation/Mortgage Service

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.

- Three Bedroom Home In Popular Development
- Two Reception Rooms
- Dining Room With Patio Access To Garden
- Family Bathroom
- Downstairs WC
- Rear Garden
- Driveway Parking
- Oil Heating
- EPC - TBC
- Viewing Highly Recommended - 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

Situated at the bottom of Oak Grove on the right hand side

Nestled in the charming area of Banbridge, 79 Oak Grove presents an excellent opportunity for first-time buyers and savvy investors alike. This delightful terraced house, built in 2006, offers a modern living experience in a well-established neighbourhood. Upon entering, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. The layout is designed to maximise comfort and functionality, making it an ideal space for family gatherings or quiet evenings at home. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or the flexibility to create a home office or guest room. The bathroom is conveniently located and features contemporary fittings, ensuring a pleasant experience for daily routines. The overall design of the house reflects a blend of modern aesthetics and practical living, making it a wonderful place to call home. The location of 79 Oak Grove is particularly appealing, with easy access to local amenities, schools, and transport links, enhancing the convenience of daily life. Whether you are looking to settle down or seeking a promising investment opportunity, this property is sure to meet your needs. In summary, this terraced house in Banbridge is a fantastic choice for those entering the property market or looking to expand their investment portfolio. With its modern features and prime location, 79 Oak Grove is a property not to be missed.

GROUND FLOOR

Entrance hall with laminate flooring and access into a downstairs WC. The hallway leads into a good sized, front facing living room with double aspect windows and an electric fireplace. This follows into a dining room with laminate flooring and double doors into the garden, and a cream fitted kitchen with a range of high and low level units, integrated oven / hob and space for a washing machine.

FIRST FLOOR

Upstairs all the bedrooms are laid in laminate flooring, and a family bathroom with a three piece suite.

OUTSIDE

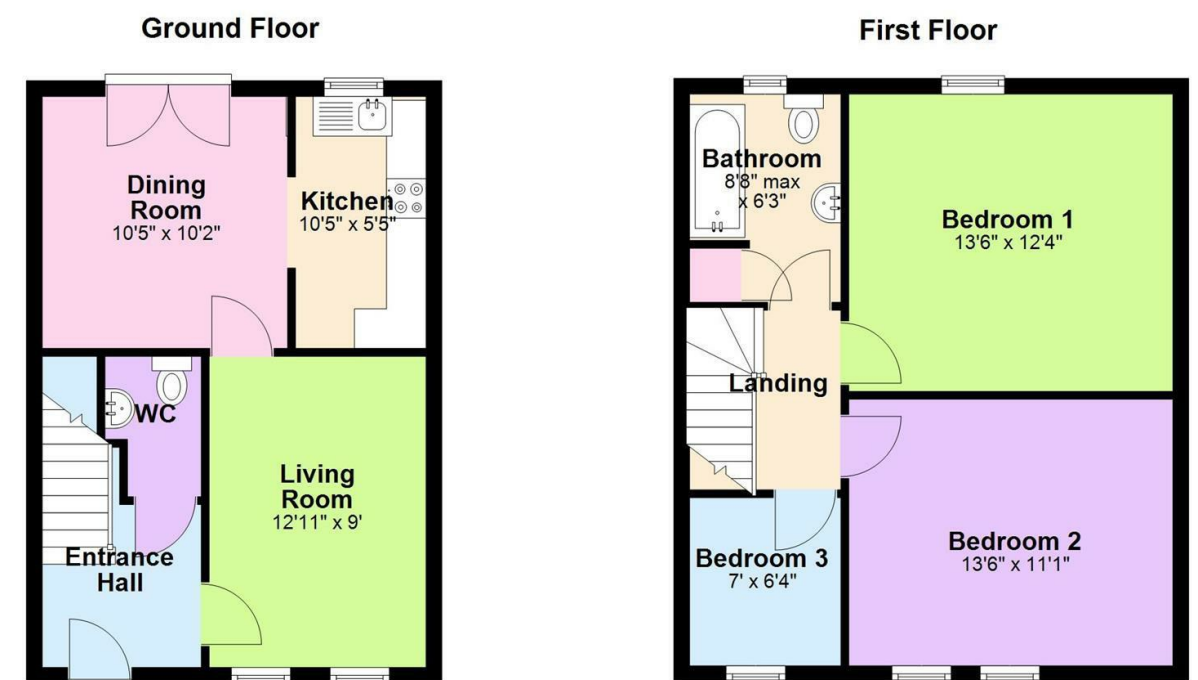
The back garden is a good size allowing for outdoor eating, with views over the neighbouring fields and countryside. The front allows for two parking spaces and is situated at the end of a quiet cul-de-sac within the development.

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



79 Oak Grove, Banbridge