

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



65 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.

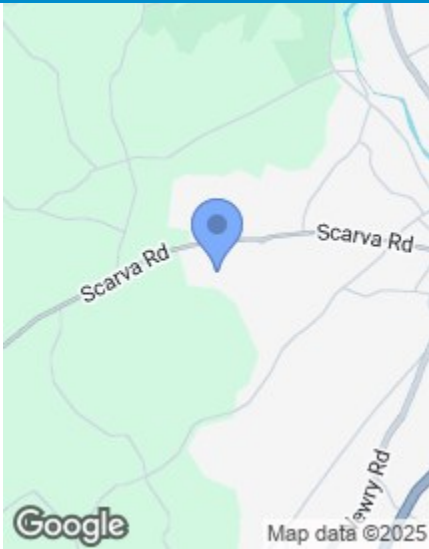
- End Terraced Home
- Three Bedrooms
- Spacious Lounge
- Fitted Kitchen & Dining Area
- Ground Floor W.C
- First Floor Bathroom, Shower Over Bath
- Approx 980 Sq Ft Home
- Gas Heating
- EPC - TBC
- Viewing By Appointment Only

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		



65 Oak Grove

Banbridge, BT32 3GT



Directions
Oak Grove is situated on The Scarva Road, Banbridge. When you enter the development continue straight and NO 65 is the house at the very bottom on left hand side in corner,

Nestled in the charming area of Banbridge, 65 Oak Grove presents an excellent opportunity for those seeking a modern semi-detached home. Built approx 2006, this property boasts a contemporary design and offers a comfortable living space of 980 square feet.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The property features three well-proportioned bedrooms, providing ample accommodation for families or those wishing to have a home office. The single bathroom is conveniently located, ensuring ease of access for all residents.

This semi-detached house is an ideal choice for first-time buyers or families looking to settle in a vibrant community. With its modern features and practical layout, 65 Oak Grove is a property that should not be missed. We invite you to explore this delightful home and envision the possibilities it holds for you and your family.

GROUND FLOOR

Entrance hallway with laminate flooring with access to the ground floor W.C. Spacious lounge with laminate flooring and dual window aspect. Dining area with double patio doors, vinyl flooring open plan to fitted Kitchen comprising integrated Hob & Oven, space for Washing machine & Fridge Freezer.

FIRST FLOOR

Stairs and landing laid in carpet. Bedroom one with laminate flooring and rear view aspect. Bedroom two with laminate flooring and front facing aspect. Bedroom three a single bedroom again with laminate flooring. Bathroom comprising three piece white bathroom suite to include W.C, Wash Hand Basin & Bath with Shower overhead.

OUTSIDE

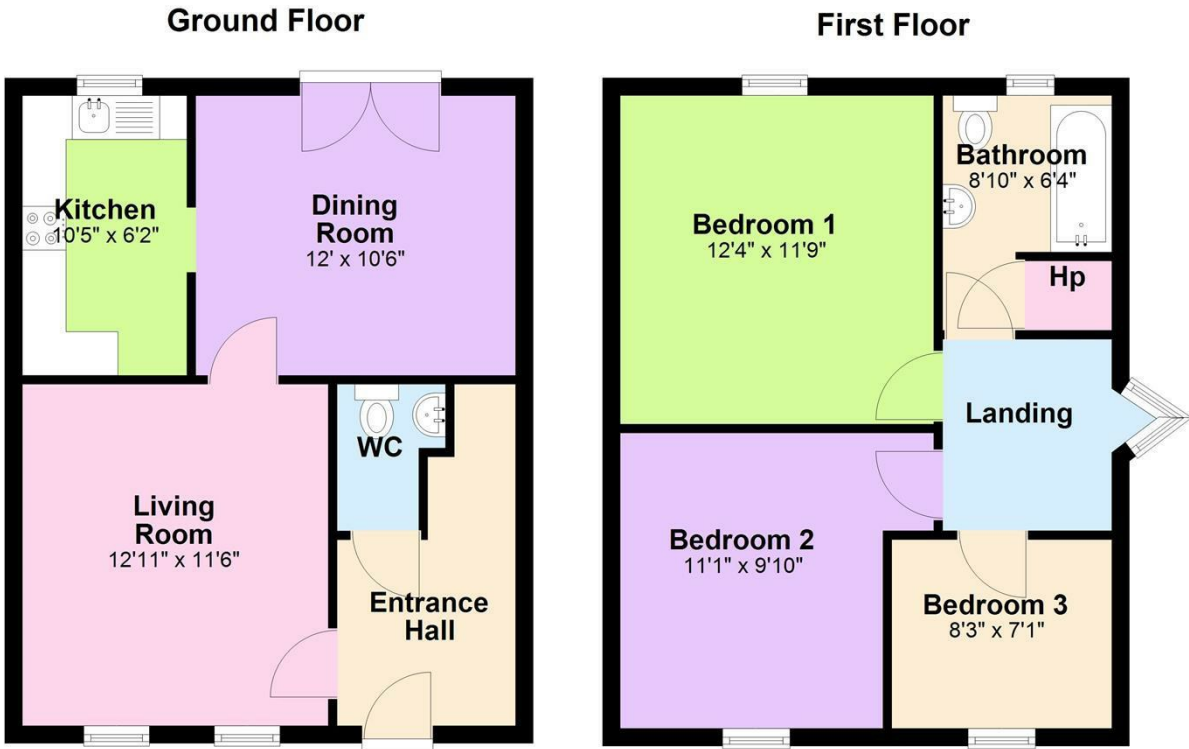
Situated in a corner site, small grass area and footpath to front with a good sized garden, fully enclosed and laid in grass.

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



65 Oak Grove, Banbridge