

## 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



**7 Lancastrian Court  
Banbridge  
BT32 4QL**

**Offers In The  
Region Of £120,000**

## 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.

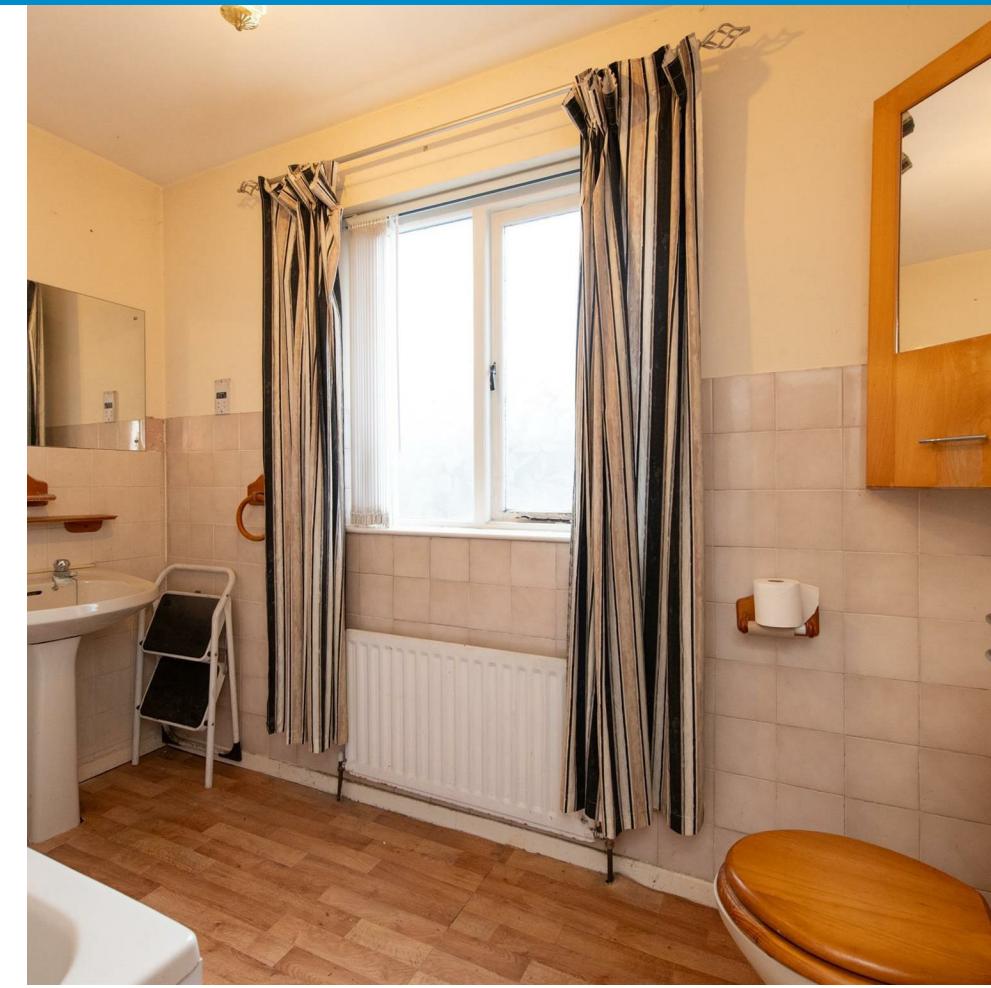
## Valuation/Mortgage Service

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 Approx 1055 Sq ft
- Three First Floor Bedrooms
- Spacious Lounge with Open Fire
- Fitted Kitchen with Space for Appliances
- Ground Floor W.C
- First Floor Bathroom
- Mains Gas Heating
- EPC - TBC
- Parking to Rear
- 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 |         |           |





#### Directions

Lancastrian Court is located on The Lurgan Road Banbridge facing the fuel station with road frontage and private parking to rear.

Welcome to 7 Lancastrian Court, a charming Semi Detached house located in the heart of Banbridge. This property offers a wonderful opportunity for those looking to create their dream home. With a generous living space of 1,055 square feet, the house features one reception room, three well-proportioned bedrooms, and a bathroom, making it ideal for families or those seeking extra space.

While the property does require renovation works and upgrades, this presents a unique chance to personalise the space to your taste and style. Imagine transforming this house into a fantastic home that reflects your personality and meets your needs. The potential here is immense, allowing you to design a living environment that is both comfortable and inviting.

Situated in a desirable area, 7 Lancastrian Court is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With a little vision and effort, this property could become a stunning residence in a vibrant community.

If you are ready to embark on a renovation journey and create a home that is truly your own, this terraced house is waiting for you. Don't miss out on the chance to invest in a property with such great potential.

#### GROUND FLOOR

Entrance hallway with vinyl flooring laid. Access to the ground floor W.C from hallway, comprising wash hand basin and W.C. Storage space under stairs. Large Lounge with carpet laid and open fire. Fitted kitchen in need of modernisation but with great potential with range of fitted units and space for appliances as is.

#### FIRST FLOOR

Stairs and landing laid with carpet. Hot press in landing. Bedrooms all with carpet laid, Bedroom one with rear view aspect. Bathroom comprising Bath, W.C & wash hand basin with half tiled walls and vinyl flooring.

#### OUTSIDE

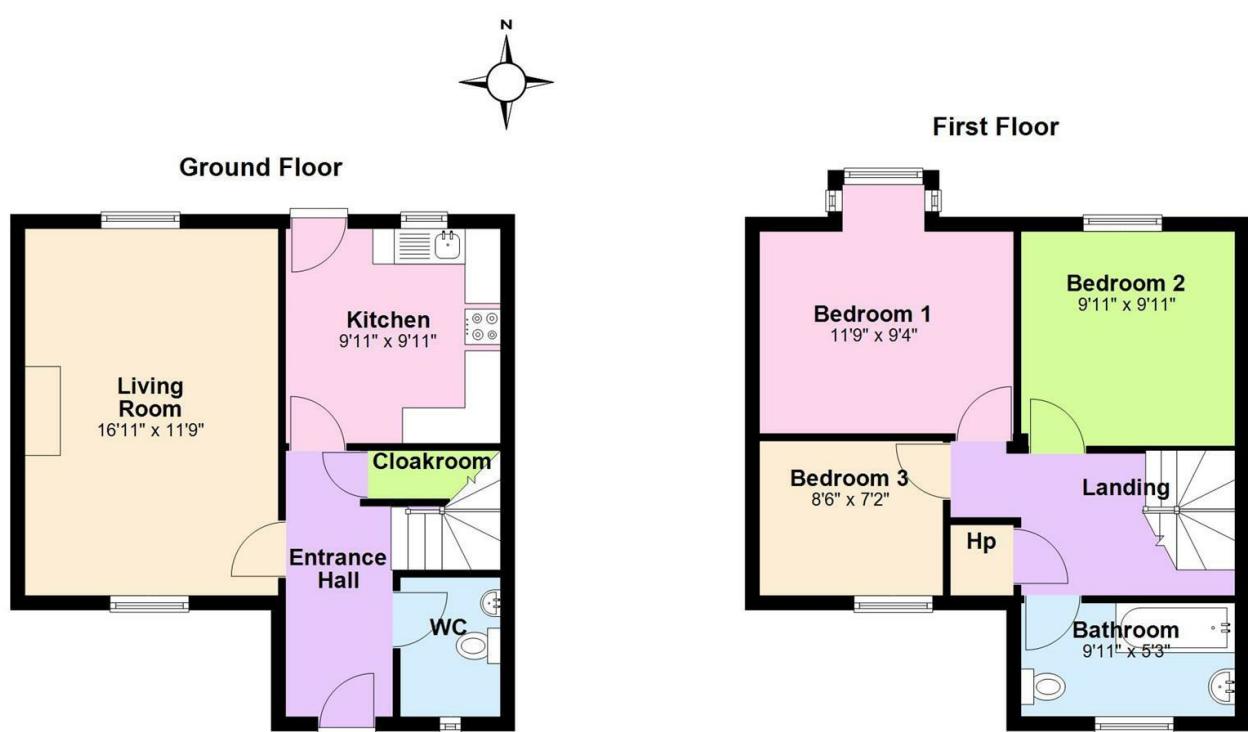
This property is located on the main Lurgan Road Banbridge with residents parking to rear. A fully enclosed and private rear garden with paving laid.

#### 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)



7 Lancastrian Court, Banbridge