

QUINN

Estate Agents

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General Enquiries

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For any enquiry relating to this property, please contact

Leanne Glover

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07703612260



97 Roes Hill
Lawrencetown
BT63 6FB

Offers In The
Region Of £185,000

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
- Large Reception Room
- Kitchen / Dining Area
- Downstairs WC / Cloakroom
- Family Bathroom
- Large Wrap Around Rear Garden
- Patio Area
- Driveway Parking
- EPC - TBC
- Early Viewing Highly Recommended

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			



97 Roes Hill

Lawrencetown, BT63 6FB



Directions

Roes Hill is located off the Banbridge Road, heading out of Banbridge towards Gilford.

Nestled in the charming area of Laurencetown, Craigavon, this delightful semi-detached house at 97 Roes Hill offers a perfect blend of modern living and comfort. Built in 2008, the property boasts a generous living space of 1,029 square feet, making it an ideal home for families or those seeking extra room to breathe. With three well-proportioned bedrooms, this residence provides ample space for relaxation and privacy. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively. The location is particularly advantageous, offering a peaceful neighbourhood while still being conveniently close to local amenities. Residents can enjoy the tranquillity of suburban life, with easy access to schools, parks, and shops, making it a perfect setting for families. This property represents a wonderful opportunity for those looking to settle in a modern home within a friendly community. Whether you are a first-time buyer or seeking a family residence, 97 Roes Hill is a property that should not be missed. Come and experience the charm and comfort this home has to offer.

GROUND FLOOR

Entrance hallway leading into an open hallway progressing through to a large living room with laminate flooring and feature fireplace with front aspect window. This flows on nicely into a generous kitchen complete with high and low level units; integrated oven and hob, stainless steel sink and space for appliances. This room provides space for dining with the added bonus of double doors leading outside, perfect for summer dining. A downstairs cloakroom and WC leads off the kitchen allowing for ample storage.

FIRST FLOOR

This property hosts a great upstairs space with a master bedroom overlooking the garden and two further bedrooms to the front of the property, along with a three piece family bathroom and hot press.

OUTSIDE

To the rear of the property is a large wrap around garden laid in lawn, with a patio area for dining. There is a small front lawn with driveway parking.

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

Ground Floor



First Floor



97 Roes Hill, Laurencetown, Gilford