

QUINN

Estate Agents

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General Enquiries

banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

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07703612260



153 Limewood
Banbridge
BT32 3FH

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.

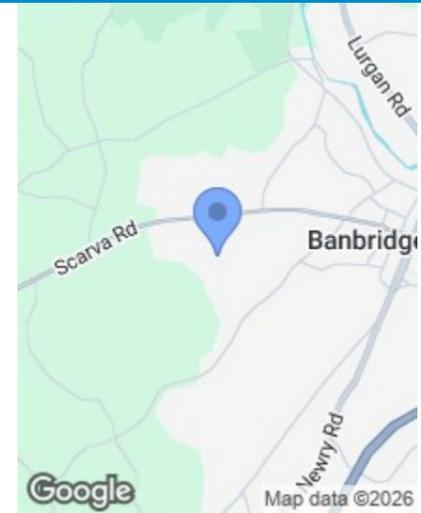
Valuation/Mortgage Service

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 Semi-Detached Home
- Kitchen / Dining Area
- Generous Living Area
- Downstairs WC
- Family Bathroom
- Good Size Rear Garden Laid In Paving
- Car Parking To Front Of Property
- EPC - TBC
- Oil Heating
- 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			





Directions

Coming into Limewood off the Scarva Road, 153 is situated in the fourth cul-de-sac on the right hand side.

Welcome to this charming terraced house located at 153 Limewood in the picturesque town of Banbridge. This delightful property, built in 2006, offers a comfortable living space of 1,026 square feet, making it an ideal home for families or those seeking a peaceful retreat. As you enter, you are greeted by a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with family. The house boasts three spacious bedrooms, providing ample space for relaxation and personalisation. The layout is thoughtfully designed to maximise both comfort and functionality. The property features a modern bathroom, ensuring convenience for daily routines. The terraced design not only enhances the aesthetic appeal but also fosters a sense of community within this lovely neighbourhood. Situated in Banbridge, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is known for its friendly atmosphere and beautiful surroundings, making it a wonderful place to live. This property is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Do not miss the chance to make this lovely terraced house your own.

GROUND FLOOR

Entrance hallway complete with a WC, leading into a living room with laminate flooring, front facing windows and a fireplace. Leading into a kitchen / dining area. The kitchen is fitted with laminate flooring, a range of high and low level units and space for cooker, fridge, washing machine and dishwasher. There is space for a dining table and sliding doors opening onto the back garden.

FIRST FLOOR

The stairs and landing are laid in carpet. The master bedroom with laminate flooring and two front facing windows offers a bright and spacious area. Bedroom two, laid in carpet with a large window again offers a good space, with bedroom three complete with laminate flooring. A family bathroom offers a three piece suite with a hot press on the landing.

OUTSIDE

The rear of the property is laid in paving and to the front of the property is laid with pebbles and offers parking.

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com

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



153 Limewood, Banbridge