

QUINN

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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



8 Kensington Avenue
Banbridge
BT32 4JH

Offers In The
Region Of £179,950

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.

- Beautiful Three Bedroom Home
- Two Reception Rooms
- Kitchen With Direct Garden Access
- Family Bathroom
- Large Rear Garden
- Driveway Parking
- Oil Heating
- Close To Town & Local Schools And Amenities
- EPC 29F
- 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			65
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			



8 Kensington Avenue

Banbridge, BT32 4JH



Directions

Kensington Avenue is located off the Castlewellan Road. Number 8 is located on the right hand side.

Welcome to this charming semi-detached house located at 8 Kensington Avenue in the picturesque town of Banbridge. This delightful property, built in 1969, offers a generous living space of 1,055 square feet, making it an ideal home for families or those seeking a comfortable living environment. The house features three well-proportioned bedrooms, providing ample space for relaxation and privacy. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The layout is practical and functional, ensuring that every corner of the property is utilised effectively. Situated in a friendly neighbourhood, this residence benefits from its proximity to local amenities, schools, and parks, making it a perfect choice for families. The surrounding area is known for its community spirit and accessibility, allowing for a convenient lifestyle. The semi-detached design offers a sense of privacy while still being part of a vibrant community. The property is set within a well-maintained exterior, with potential for personalisation to create your dream home. In summary, 8 Kensington Avenue is a wonderful opportunity to acquire a spacious and comfortable family home in Banbridge. With its three bedrooms and practical layout, this property is sure to appeal to a variety of buyers looking for a place to call home. Do not miss the chance to view this lovely house and envision the possibilities it holds for you and your family.

GROUND FLOOR

Upon entering this home, you are welcomed into a bright, spacious hallway with carpet flooring. Downstairs hosts a living room to the front of the property with a fireplace and laminate flooring. A family room to the rear of the property offers a second reception area with a fireplace and carpet floor. The kitchen; to the rear of the property includes a range of high and low level units, stainless steel sink and space for oven / hob. There is direct access out to a large rear garden.

FIRST FLOOR

Upstairs this property offers again a bright, open feel with the master bedroom overlooking the garden, and a further two bedrooms with a front facing aspect, along with a three piece family bathroom and hot press.

OUTSIDE

This property benefits from a large rear garden laid in grass, perfect for family living and a garage to the side of the property. There is also a small front garden and driveway parking.

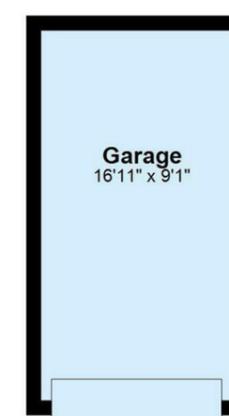
MORTGAGE ADVICE

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



8 Kensington Avenue, Banbridge