

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

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07703612260



26 Richmond Heights
Banbridge
BT32 4HU

Offers In The
Region Of £239,950

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.

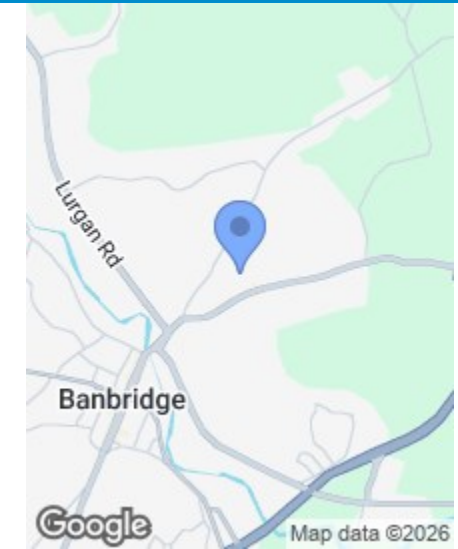
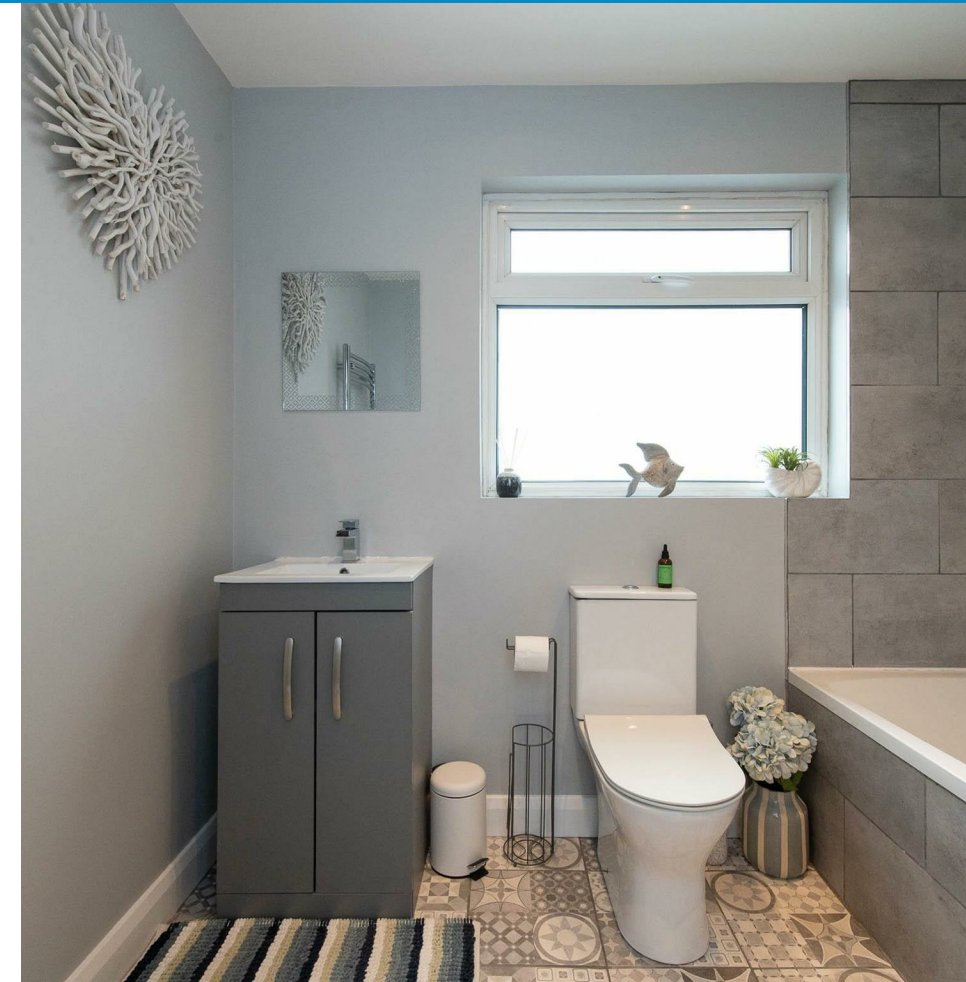
- Detached Home Approx 1150 Sq Ft
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen with Utility Area
- Bathroom with White Three Piece Suite
- Home Office & Store Room
- Gas Heating
- PVC Double Glazing Throughout
- Off Road Parking
- EPC - TBC

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			



26 Richmond Heights

Banbridge, BT32 4HU



Directions

Richmond Heights is situated on The Dromore Road Banbridge within a short walk or drive to the Town centre.

Welcome to 26 Richmond Heights, a charming detached house located in the picturesque town of Banbridge. This delightful property, built in 1979, offers a generous living space of 1,150 square feet, making it an ideal family home. As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the house is both practical and welcoming, providing a comfortable atmosphere throughout. The three well-proportioned bedrooms offer ample space for relaxation and rest, catering to the needs of a growing family or those seeking extra room for guests or a home office. The property features a well-appointed bathroom, ensuring convenience for all residents. The surrounding area is known for its friendly community and excellent local amenities, making it a desirable location for families and professionals alike. Richmond Heights is situated in a peaceful neighbourhood, providing a perfect balance of tranquillity and accessibility. With its close proximity to local schools, parks, and shops, this home is ideally positioned for those who appreciate both convenience and a serene lifestyle. In summary, 26 Richmond Heights is a wonderful opportunity to acquire a spacious and well-maintained detached house in Banbridge. With its charming features and prime location, this property is sure to appeal to a variety of buyers looking for their next home. Do not miss the chance to make this delightful house your own.

ACCOMMODATION

Entrance hallway with laminate flooring with stairs leading to the first floor accommodation. Landing again with modern laminate flooring and stunning glass bannisters. Living room with laminate flooring, Stove fitted with oak mantle above. Fitted Kitchen comprising Oven, Grill, Hob, integrated dishwasher and Fridge Freezer with tiled floor and recessed lighting. Utility area and back door access of Kitchen. Open plan dining area with tiled floor and large window allowing lots of natural lighting in. Family Bathroom with W.C, Wash Hand Basin with vanity beneath and Bath with shower overhead. Three great sized bedrooms, one with laminate flooring and Bedroom one with double patio doors to access garden.

OUTSIDE

Double tarmac driveway leading to garage which was previously converted to a home office and storeroom. Well maintained front lawn with side gate leading to rear which again has a well maintained lawn and patio area, fully enclosed and private.

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



26 Richmond Heights, Banbridge