

QUINN

Estate Agents

Ballynahinch Branch

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Banbridge Branch

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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



37 Pinley Green
Banbridge
BT32 3TY

Offers In The
Region Of £164,950

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.

- Semi Detached Chalet Bungalow
- Three Bedrooms, One on Ground Floor
- Spacious Lounge with Open Fire
- Separate Dining Area
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Off Road Parking
- Great Sized Garden & Patio Area
- Freshly Painted Throughout & A Chain Free Sale
- EPC - TBC

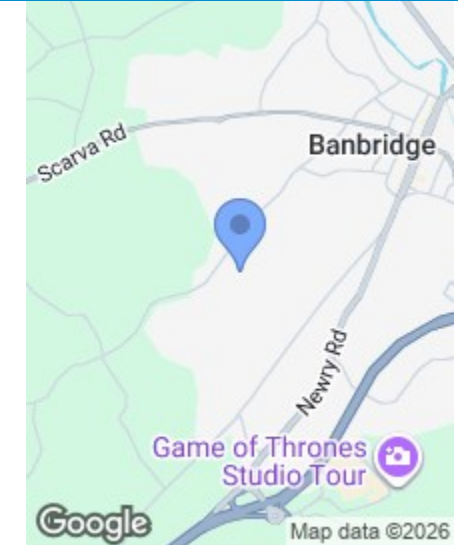
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



37 Pinley Green

Banbridge, BT32 3TY

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Directions

Pinley Green is located on The Ballygowan Road Banbridge, just a 5 minute drive to the Town centre and also schools and shops nearby.

Welcome to this charming semi-detached chalet bungalow located at 37 Pinley Green in the picturesque town of Banbridge. This delightful property, built in 1982, offers a comfortable living space of approximately 900 square feet, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The bungalow features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests.

The property includes a conveniently located bathroom, designed to meet your everyday needs. The layout of the bungalow promotes a sense of ease and accessibility, making it suitable for individuals of all ages.

Situated in a tranquil neighbourhood, 37 Pinley Green benefits from a friendly community atmosphere while still being within easy reach of local amenities. Banbridge offers a variety of shops, schools, and recreational facilities, ensuring that all your needs are met.

GROUND FLOOR

Entrance hallway with carpet laid and under stair storage. Living room with laminate flooring & open fire leading through to separate dining area. Modern fitted Kitchen with space for cooker, Fridge Freezer and washing machine. Ground floor Bathroom comprising white three piece suite with Shower over bath and Pvc panelling. Bedroom three with laminate flooring and on ground floor.

FIRST FLOOR

Stairs and landing with carpet laid and closet space. Bedroom one with skylight window and carpet laid. Bedroom two with side view aspect and carpet laid.

OUTSIDE

Ample off road parking with great sized tarmac driveway. To the rear you have a fully enclosed south facing garden with large paved patio area and lower grass lawn.

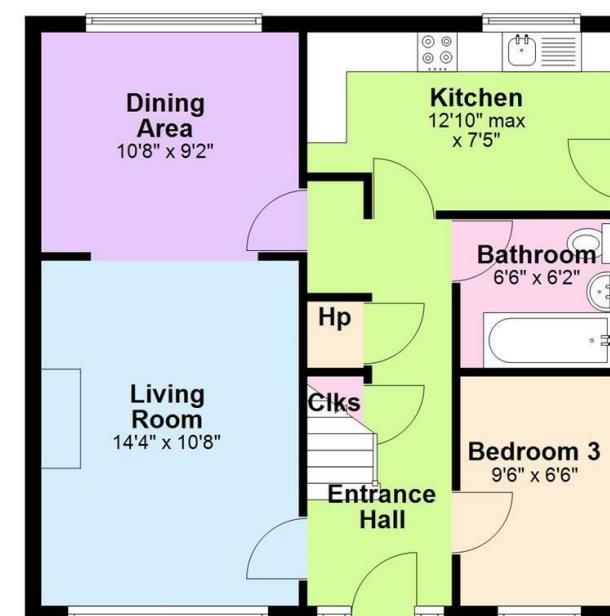
MORTGAGE ADVICE

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

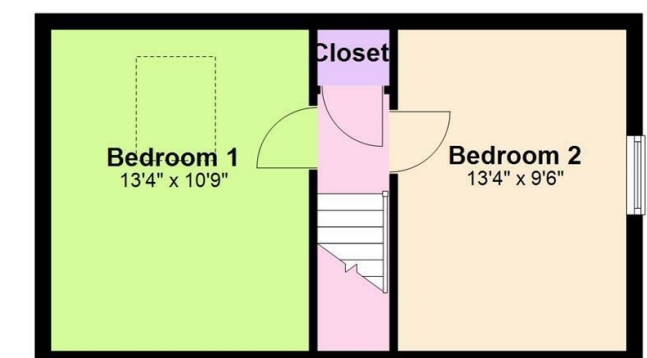
CONTACT

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

Ground Floor



First Floor



37 Pinley Green, Banbridge