

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



61 Summerhill Brae Banbridge BT32 3LS

Offers In The Region Of £172,500

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.

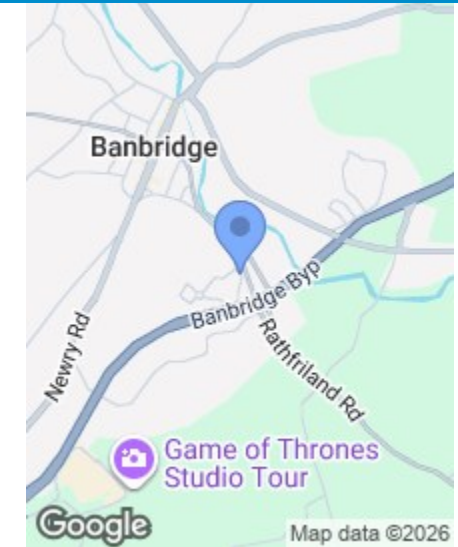
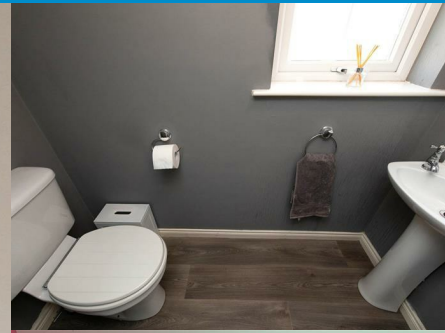
- Semi Detached Home Approx 1050 Sq Ft
- Three First Floor Bedrooms
- Spacious Lounge with Open Fire
- Modern Kitchen, Open plan Dining Area
- Ground Floor W.C
- First Floor Shower Room
- Oil Fired Central Heating
- Off Street Parking
- Great Sized, Private & South Facing Rear Garden
- EPC - TBC

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			



61 Summerhill Brae

Banbridge, BT32 3LS



Directions

Summerhill Brae is located on The Rathfriland Road Banbridge, within a short walk to all local amenities in the town centre, bus stop and Park.

Nestled in the charming area of Banbridge, 61 Summerhill Brae presents an excellent opportunity for those seeking a semi-detached home. Built in 2005, this property boasts a modern design and offers a comfortable living space of 1,050 square feet. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests. The property features three well-proportioned bedrooms, providing ample space for families or those wishing to have a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents. One of the notable advantages of this property is the parking space available for two vehicles, a valuable feature in today's busy world. The semi-detached nature of the house allows for a sense of community while still providing privacy. Situated in a desirable location, this home is ideal for those who appreciate a blend of modern living and a friendly neighbourhood atmosphere. With its contemporary build and practical layout, 61 Summerhill Brae is a wonderful choice for anyone looking to settle in Banbridge. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs.

GROUND FLOOR

Entrance hallway with laminate flooring & access to the ground floor W.C. Spacious Lounge with laminate flooring, dual window aspect and open fire. Modern fitted Kitchen with integrated hob & oven with space for washing machine & Fridge Freezer, tiled floor throughout with double patio doors leading to the rear garden.

FIRST FLOOR

Stairs and landing laid with carpet. Bedroom one with laminate flooring and rear view aspect. Bedroom two with laminate flooring and front facing aspect. Bedroom three a single bedroom again with laminate flooring. Shower room comprising walk in shower, part tiled walls, tiled floor, W.C, Wash hand basin with vanity beneath.

OUTSIDE

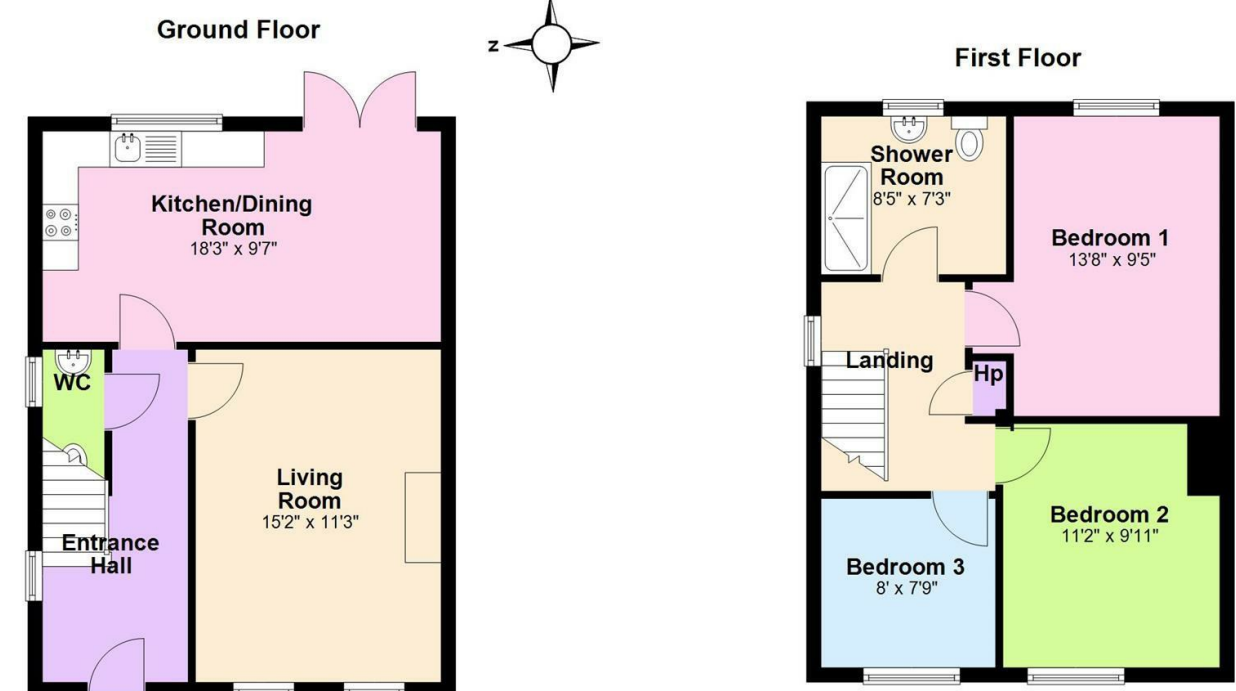
Corner site with small grass lawn to front, tarmac driveway to side allowing a couple of cars to park. To the rear you have a fully enclosed garden, south facing with paved patio area and grass lawn.

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



61 Summerhill Brae, Banbridge