

QUINN

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General Enquiries

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For any enquiry relating to this property, please contact

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14 Oakridge
Banbridge
BT32 4RT

Offers In The
Region Of £330,000

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.

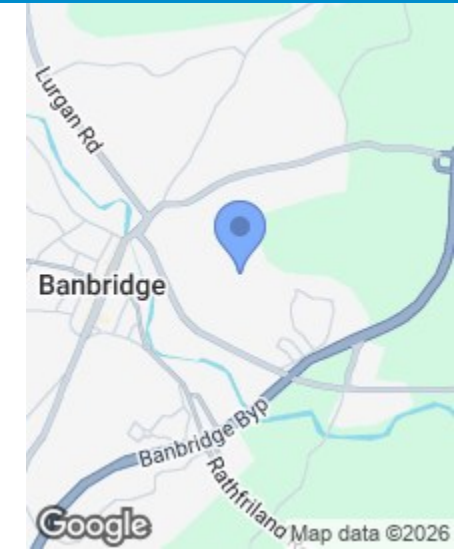
Valuation/Mortgage Service

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.

- Detached Bungalow Aprox 1700 Sq Ft
- Three Bedrooms, Master Ensuite
- Spacious Lounge with Stove Fitted
- Extensive Open Plan Kitchen/Living/Dining Area with Further Stove Fitted
- Separate Utility Area
- Modern, Newly Installed Four Piece Bathroom suite
- Double Garage with Storeroom
- Ample Off Road Parking
- Gas Central Heating
- EPC - 55 D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Directions

Oakridge is situated on The Castlewellan Road Banbridge by travelling through Oakdale.

Nestled in the charming town of Banbridge, 14 Oakridge presents an exceptional opportunity to acquire a delightful bungalow that combines comfort and convenience. Built in 2003, this well-maintained property boasts a generous living space of 1,700 square feet, making it ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, providing a seamless flow throughout the home. With three spacious bedrooms, there is ample room for relaxation and privacy, catering to the needs of both individuals and families alike.

The property features two well-appointed bathrooms, ensuring that morning routines are both efficient and comfortable. The modern amenities and tasteful finishes throughout the bungalow enhance its appeal, making it a move-in ready home.

Outside, the property offers parking for two vehicles, a valuable asset in today's busy world. The surrounding area is tranquil, providing a serene environment while still being conveniently located near local amenities, schools, and transport links.

In summary, 14 Oakridge is a splendid bungalow that offers a harmonious blend of space, comfort, and modern living. This property is not just a house; it is a place where memories can be made and cherished for years to come. Do not miss the chance to make this lovely home your own.

ACCOMMODATION

Bright, airy entrance hallway with recessed lighting & laminate flooring with cloakroom storage and hot press access. Spacious Lounge with contemporary décor, laminate flooring, newly fitted Stove & Sandstone fireplace. Modern Kitchen comprising eye level Oven & Grill, integrated Dishwasher & Hob, space for free standing Fridge Freezer with recessed lighting and stunning tiled flooring throughout, leading to Dining and Living areas with double patio doors and newly fitted Stove. Separate Utility room plumbed for washing machine, space for dryer and low level units with rear door access. Three great sized bedrooms, all with laminate flooring laid and master bedroom providing Ensuite facilities, to include walk in shower, W.C, Wash hand basin with vanity, recessed lighting & fully tiled throughout. Newly installed & fully tiled Bathroom suite comprising Bath, Walk in Shower, W.C, Wash hand basin with vanity & heated towel rail, finished perfectly with recessed lighting.

OUTSIDE

The property benefits from double tarmac driveway with steps leading to the front door with recently fitted railings and fresh render finish leaving a low maintenance area. Double Garage with access via inner hallway and the added addition of large Storeroom within. To the rear you have a private south facing garden with grass lawn and perfectly placed paved patio area accessed from Dining area.

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

