

QUINN

Estate Agents

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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



68 Limewood
Banbridge
BT32 3FJ

Offers In The
Region Of £159,950

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.

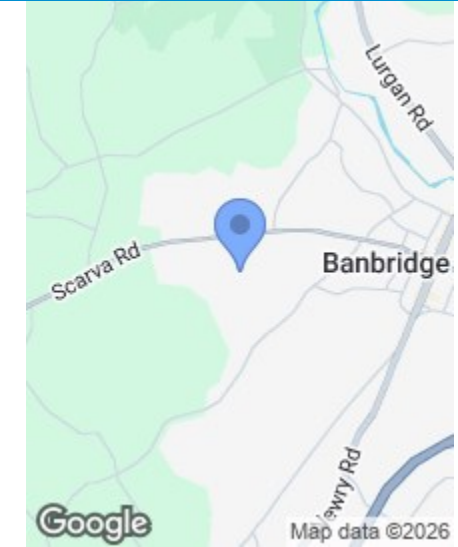
Valuation/Mortgage Service

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.

- End Townhouse Approx 950 Sq Ft
- Three Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen, Recently Installed
- Ground Floor W.C
- First Floor Shower Room, Recently Upgraded
- Rear Garden and Large side garden or additional parking
- Oil Fired Central Heating
- 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			





Directions

Limewood is located on The Scarva Road, Banbridge, once you have entered the development No 68 is situated in the third turn off on the left and ideally placed in a quiet and very private corner site.

Welcome to 68 Limewood, a charming end terrace house located in the picturesque town of Banbridge. This delightful property, built in 2006, offers a comfortable living space of 950 square feet, making it an ideal home for families or those seeking a peaceful retreat. As you enter the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings in. The house boasts three well-proportioned bedrooms, each offering ample space for relaxation and personalisation. The layout is thoughtfully designed to maximise comfort and functionality. The property features a modern bathroom, equipped with all the necessary amenities to cater to your daily needs. The end terrace position allows for additional privacy and a sense of space, making it a desirable choice for those who appreciate a bit of extra room. Situated in a friendly neighbourhood, 68 Limewood is conveniently located near local amenities, schools, and parks, ensuring that everything you need is within easy reach. This home is perfect for those looking to enjoy the benefits of suburban living while still being close to the vibrant community of Banbridge. In summary, this well-maintained end terrace house offers a wonderful opportunity for anyone looking to settle in a lovely area. With its modern features and comfortable living spaces, 68 Limewood is a property not to be missed. We invite you to come and experience the charm of this delightful home for yourself.

GROUND FLOOR

Entrance hallway with laminate flooring leading into spacious lounge with wood effect tiled flooring & dual aspect windows. Modern fitted Kitchen with newly fitted vinyl flooring, integrated Hob & Oven and spaces for Washing Machine, Dryer or Dishwasher & Fridge Freezer. Rear hallway again with newly fitted vinyl flooring, access to the ground floor W.C comprising wash hand basin and W.C with access to back garden. All ground floor internal doors recently upgraded to solid oak.

FIRST FLOOR

Stairs laid with carpet, landing with laminate flooring Hot Press access. Bedroom one with laminate flooring and front facing aspect. Bedroom two with laminate flooring and rear view aspect. Bedroom three is a standard third bedroom, again with laminate flooring. Shower room with walk in shower, fully tiled walls, W.C, Wash hand basin with vanity beneath.

OUTSIDE

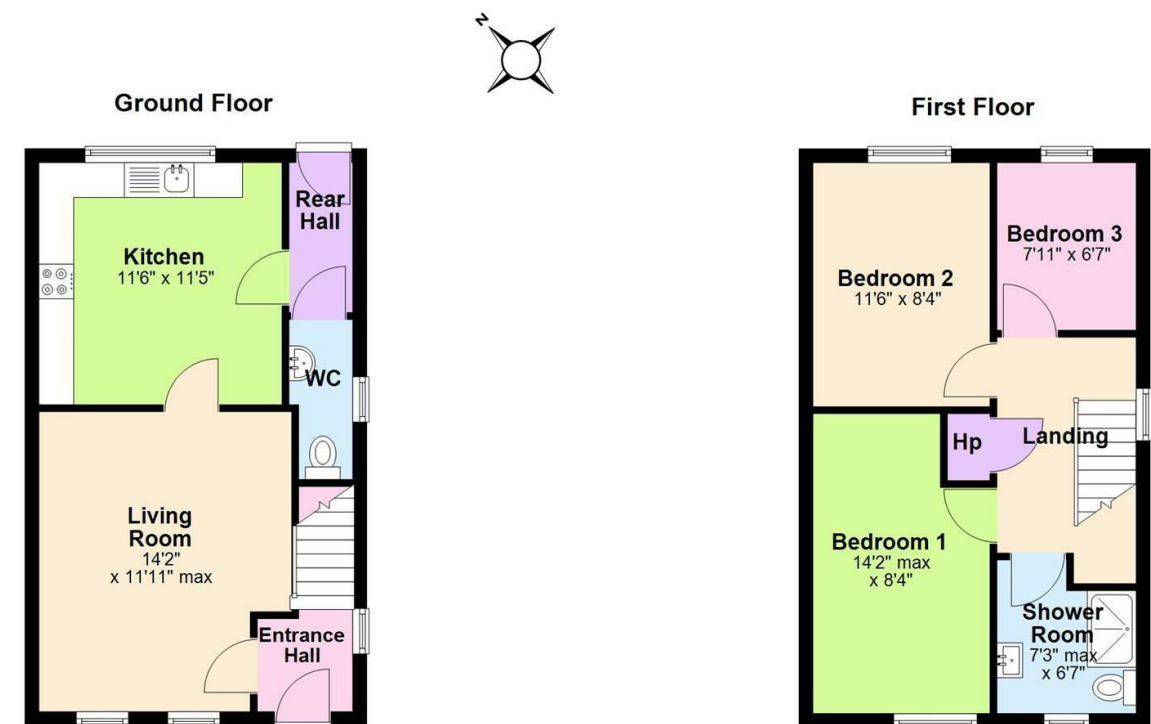
Ample off road parking with a low maintenance aspect to rear with paved patio and stoned outside, also providing additional parking if required or the perfect little sun trap for those summer evening family gatherings.

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



68 Limewood, Banbridge