



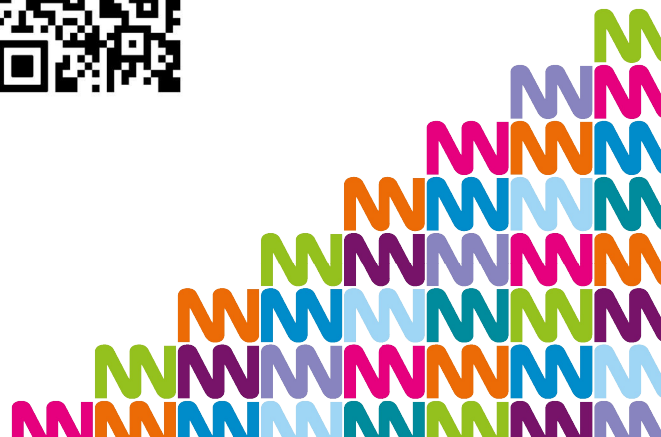
**131 Saul Street**  
Downpatrick  
BT30 6NJ

**Offers In The Region Of  
£115,000**

- End Terrace Home
- Three Bedrooms
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Enclosed Rear Garden & Entertaining Area
- Oil Fired Central Heating
- Centrally Located
- Selling with Tenant in Place



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Located in the ever-popular Saul Street, this end terrace home is ideally situated close to well regarded local schools and a range of amenities, it offers an inviting living space for families or professionals alike.

With its convenient location, this property is a must see for those seeking charm and practicality in a vibrant community.

The current tenant is keen to remain in the property under new ownership. We are therefore seeking investor interest only.

### ACCOMMODATION

The ground floor comprises fitted kitchen with dining area, rear hall and store area, generous living room with open fire, while the first floor boasts shower room, separate toilet and three good sized bedrooms all with built in robes.

### OUTSIDE

Externally the property has on street parking, while the rear garden and entertaining area is both private and easily maintained.

### MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) Donnan is based in our Downpatrick branch.

### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
 07703 612 257

### 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

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



131 Saul Street, Downpatrick

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.

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 Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)