



47 Station Park
Downpatrick
BT30 9FB

**Offers In The
Region Of £199,950**

- Mid Terrace
- Three Bedrooms, Principle En-Suite
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Utility Room
- Ground Floor WC
- Oil Fired Central Heating
- Enclosed Rear Garden & Entertaining Area
- Highly Sought After Neighbourhood
- Viewing by Appointment - Edel Curran 07703 612 257



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |





This well cared for Mid Terraced home is located within the highly sought after development of Crossgar, nestled within a community renowned for its tranquility and convenience whilst also offering a lifestyle of unparalleled refinement.

Providing well appointed accommodation, the property will suit a wide variety of prospective purchasers and an appointment to view is thoroughly recommended.

ACCOMMODATION

The ground floor comprises generous lounge with open fire, open plan kitchen and dining area, utility room and WC. The first floor boasts the family bathroom, principle bedroom with en-suite and a further two bedrooms.

OUTSIDE

Easily maintained front lawn, and a large enclosed rear garden and paved entertaining area.

MORTGAGE ADVICE

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

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
 07703 612 257

Ballynahinch Branch

24 High Street
 Ballynahinch BT24 8AB
 028 9756 4400

Downpatrick Branch

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 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



47 Station Park, Crossgar

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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