

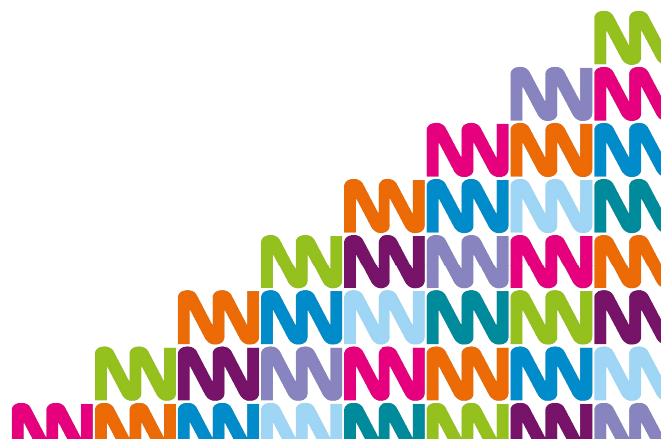


**22 Osborne Drive**  
Killyleagh  
BT30 9SF

**£825 Per Month**

- Well Presented Throughout
- Three Bedrooms
- Brand New Kitchen
- New Modern Bathroom
- Enclosed Rear Yard
- OFCH
- Off-Road Parking
- Available Now
- Application Form Request -  
downpatrick@quinnestateagents.com
- Internal images to follow

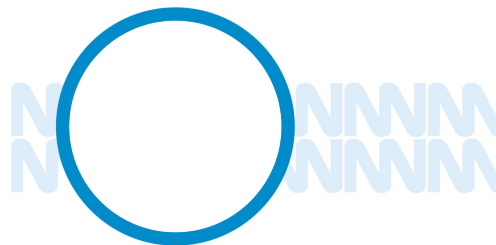
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Situated in the heart of the village of Shrigley, Killyleagh - 22 Osborne Drive is offering a delightful 3 Bedroom End Terrace Townhouse for Rent providing bright and spacious accommodation.

This property has recently undergone refurbishment including installation of New Kitchen & Bathroom, New Flooring/Carpet and has been freshly painted throughout. In addition, the property has recently had an upgraded heating system with modern control panels and re-wire. Externally, the outhouse storage area has recently had a new felt roof fitted.

The accommodation on the ground floor comprises entrance hall/lounge and spacious kitchen/ dining area leading to the entrance of the rear yard. First floor comprises of two double bedrooms and single bedroom to include built in storage. Newly fitted modern bathroom with shower over bath.



For any enquiry relating to this property, please contact

**Kayleigh Smyth**

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07710308955

#### 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

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

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