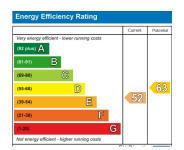


# **30. St. Dillons Avenue**Downpatrick BT30 6HZ

# Offers In The Region Of £165,000

- Extended Semi Detached Family Home
- Adaptable Accommodation
- Four Bedrooms, One Ground Floor
- Ground Floor Shower Room
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Room
- First Floor Bathroom
- Outdoor Utility Area
- Easily Maintained Outdoor Areas
- Prompt Viewing Encouraged











This beautifully presented semi detached home is situated in the ever popular St Dillons Avenue, centrally located between Edward Street and John Street, close to local schools and amenities.

Only by internal inspection will you fully appreciate the standard of finish this home has to offer, including new condensing boiler and front windows. This home is flooded with natural light and the modern decor will surely appeal to those seeking a property with nothing to do but move in and enjoy!

Early viewing is recommended as this fine home will not stay on the market long!

#### **ACCOMMODATION**

The property is finished to a very high standard throughout and comprises living room, modern kitchen and dining area, ground floor shower room and 4th bedroom or family room. The first floor boasts three bedrooms, two double, both with built in robes and a generous single.

# OUTSIDE

Externally the property boasts easily maintained front and rear entertaining areas, and on street parking and utility area to the side of the house with electric supply.

#### 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





30 St. Dillons Avenue, 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 remit 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 weather the sale completes or not. In addition, now of the appliances net 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/Wortgage 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 story, we would be happy to carry out if nee market appraisal of your property.



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**

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**

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