



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



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	52	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





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 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.



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

downpatrick@quinnestateagents.com

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