



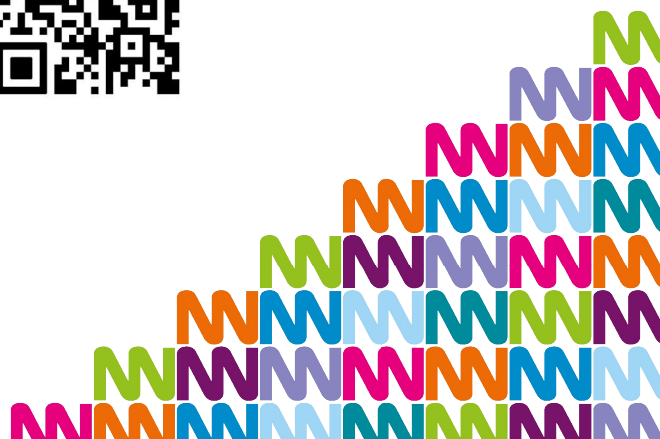
18 Rannoche Close
Crossgar
BT30 9DU

**Offers In The Region Of
£185,000**

- Semi Detached Home
- Three Bedrooms
- Generous Lounge
- Open Plan Kitchen & Dining Area
- Shower Room
- Oil Fired Central Heating
- Enclosed Paved Entertaining Area
- Move In Ready Home
- Off Road Parking & Large Detached Garage
- Early Viewing Highly Recommended



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This charming semi detached home is located in a quiet residential area off Killyleagh Street in the picturesque village of Crossgar. The property offers a perfect blend of comfort and convenience, making it an ideal home for families or for first time buyers.

Its prime location ensures easy access to local amenities, schools, and transport links, making it a perfect choice for discerning homeowners.

Providing well appointed accommodation, the property will suit a wide variety of prospective purchasers and prompt viewing of this chain free home is thoroughly recommended.

ACCOMMODATION

The ground floor comprises a generous lounge, open plan, custom made kitchen and dining area. The shower room, and three bedrooms are located on the first floor.

OUTSIDE

The property offers off street parking, an enclosed paved entertaining area and a large detached garage.

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

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



18 Rannoche Close, 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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