



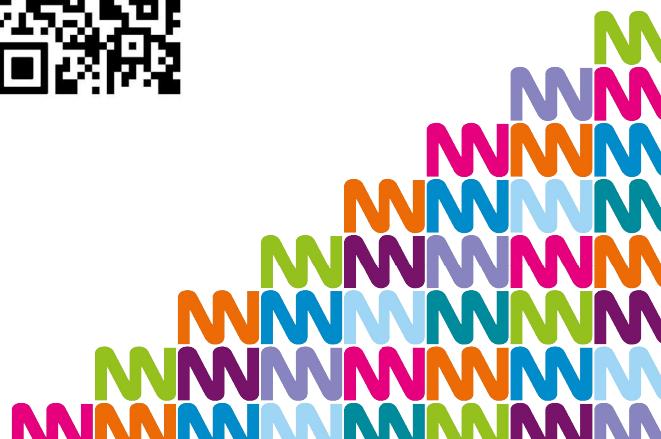
16 Osborne Drive
 Shrigley, Killyleagh
 BT30 9SF

**Offers In The Region
 Of £125,000**

- Mid Terrace Home
- Three Bedrooms
- Lounge
- Kitchen & Dining Area
- Enclosed Rear Yard & Utility Area
- Oil Fired Central Heating
- Chain Free Sale
- Ideal Investment or Starter Home
- Viewing By Appointment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Situated approximately one mile outside Killyleagh, in the small village of Shrigley, this chain free, mid terraced home comprises on the ground floor, lounge, kitchen and dining room, while the first floor boasts three bedrooms, all with built in robes, as well as the family bathroom.

Externally the property is enhanced with easily maintained, enclosed rear yard leading to utility area, while the front of the property benefits from paved entertaining area.

Early viewing is encouraged.

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

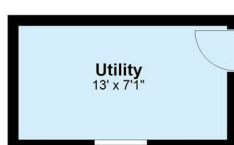
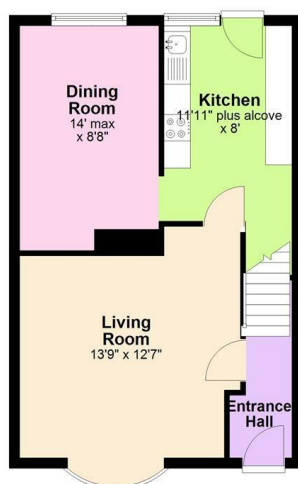
Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

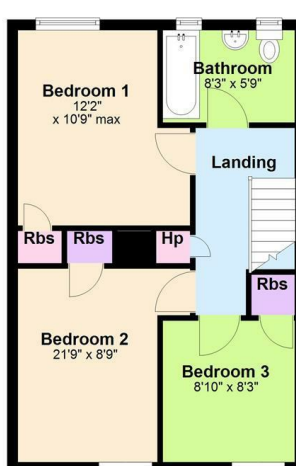
General Enquiries

downpatrick@quinnestateagents.com

Ground Floor



First Floor



16 Osborne Drive, Shrigley, Killyleagh

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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