



124 Bishops Brae Avenue
Downpatrick
BT30 6TQ

**Offers In The Region Of
£175,000**

- Semi Detached Home
- Three Bedrooms
- Generous Lounge
- Open Plan Kitchen & Dining Area
- Shower Room
- Oil Fired Central Heating
- Ample Off Road Parking
- Highly Sought After Neighbourhood
- 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Nestled at the bottom of the popular Bishops Brae area of Downpatrick, this well cared for semi detached, three bedroom bungalow offers comfortable and convenient living.

Featuring a spacious layout, and easily maintained gardens, the property enjoys a sought after, peaceful setting.

With excellent transport links into the town and within walking distance of local shops, schools, and community hubs, it's an ideal home for families or those seeking a relaxed lifestyle with easy access to amenities.

ACCOMMODATION

Comprising generous lounge with bay window, open plan kitchen diner, three bedrooms, one with built in robes and shower room.

OUTSIDE

The property offers ample off road parking, easily maintained front lawn, entertaining area and raised garden area to the rear.

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

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07703 612 257

Ballynahinch Branch

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Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP

028 4461 2100

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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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