



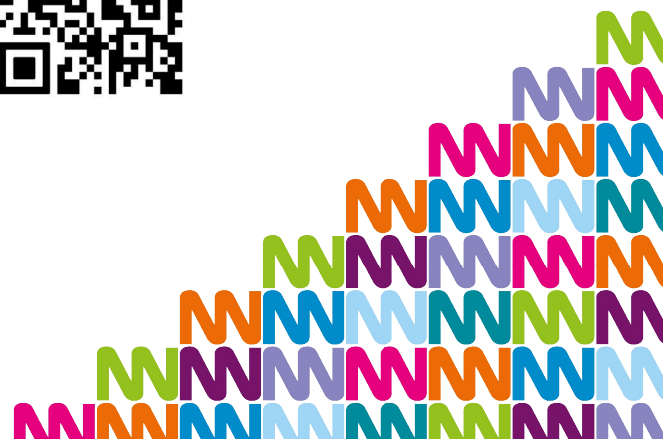
52 Hill Street
Ardglass
BT30 7TX

**Offers In The Region Of
£125,000**

- Semi Detached Home
- Two Double Bedrooms
- Generous Lounge
- Dining Room
- Kitchen
- Ground Floor Bathroom
- Enclosed Rear Yard
- Centrally Located
- Chain Free Sale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This semi detached property will appeal to first time buyers and investors alike.

Comprising to the ground floor, living room, dining room, kitchen and bathroom, with two double first floor bedrooms. Externally, the property benefits from a small enclosed rear yard.

While the home would now benefit from some modernisation, it boasts oil fired central heating and PVC double glazed windows throughout.

52 Hill Street is within close proximity to the various village amenities including shops, schools, public transport links.

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

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

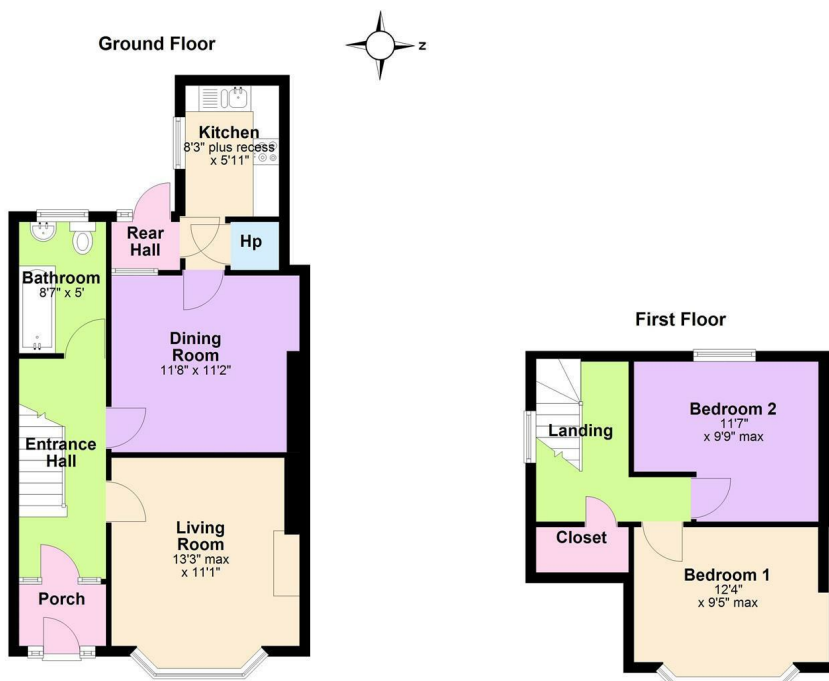
Carryduff Branch

14B Ballynahinch Road
 Carryduff BT8 8DN

028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



52 Hill Street, Ardglass

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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