



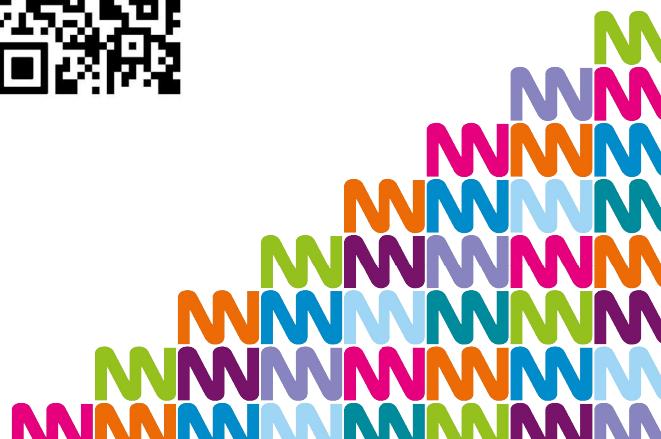
1 Park Lane
Downpatrick
BT30 6GH

**Offers In The Region Of
£229,950**

- Semi Detached Home
- Three Double Bedrooms, Principle En-Suite
- Generous Lounge
- Open Plan Kitchen & Dining Area
- Utility Room
- Ground Floor WC
- Mains Gas Heating
- Off Road Parking
- Enclosed Rear Garden & Entertaining Area



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Built in 2019, 1 Park Lane is a welcomed addition to the thriving property market.

Situated within the highly sought after Meadows development on Downpatrick's prestigious Strangford Road, this superb property offers stylish, contemporary living in a highly convenient setting.

This home has thoughtfully laid out ground floor accommodation comprising generous lounge, open plan kitchen diner, utility room and WC, while the first floor boasts the family bathroom, principle bedroom en suite and two double bedrooms.

Externally the property boasts off road parking, easily maintain front lawn and enclosed, private rear garden and paved entertaining area.

Perfectly suited to first time buyers, young families, or those seeking a low maintenance, move in ready home, this property combines comfort, elegance, and practicality. With excellent access to local amenities, schools, and transport links, this home is sure to appeal to many being located in one of the areas most desirable developments.

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



1 Park Lane, 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

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 07703 612 257

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 Ballynahinch BT24 8AB

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General Enquiries

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