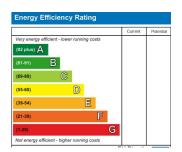


# **14 Kingsfield Avenue**Downpatrick BT30 6UR

# Offers In The Region Of £175,000

- Semi Detached Home
- Three Bedrooms, One Ground Floor
- Generous Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Utility Room
- Oil Fired Central Heating
- Easily Maintained Outdoor Areas
- Highly Sought After Location
- Chain Free Sale









This semi detached home is situated in the highly desirable Kingsfield Avenue area of Downpatrick, off Race Course Road and offers superb accommodation, perfect for a variety of lifestyles.

The chain free, move in ready residence is ideal for those seeking tranquility and prestige in one of Downpatricks most sought after neighborhoods, with bus links to the town centre and a short walk to local amenities, schools, Downpatrick Race Course and picturesque open countryside, making it an ideal choice for families and nature lovers alike.

#### **ACCOMMODATION**

The ground floor comprises generous lounge with open fire, open kitchen and dining room, utility room, bathroom and bedroom, while the first floor boasts two generous bedrooms and eaves storage.

#### **OUTSIDE**

Easily maintained front lawn, off street parking and paved entertaining area to the rear.

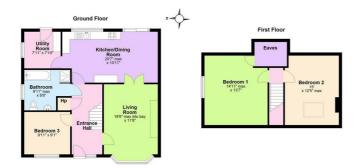
# **MORTGAGE ADVICE**

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



14 Kingsfield Avenue, 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 veather the sale completes or not. In addition, nowe of 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 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 are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions to based on the measurements provided and double check measurements and tall times. Valuation/Mortgage Service. As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Service and some provided and double check measurements are taken from the remarket appraisal of your property.



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**

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