



**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



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





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](mailto:donnan@ritchiemclean.co.uk)  
Donnan is based in our Downpatrick branch.

### ENQUIRIES TO

Edel Curran:  
[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com) or 07703 612 257



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto: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](mailto:downpatrick@quinnestateagents.com)



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 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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Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)