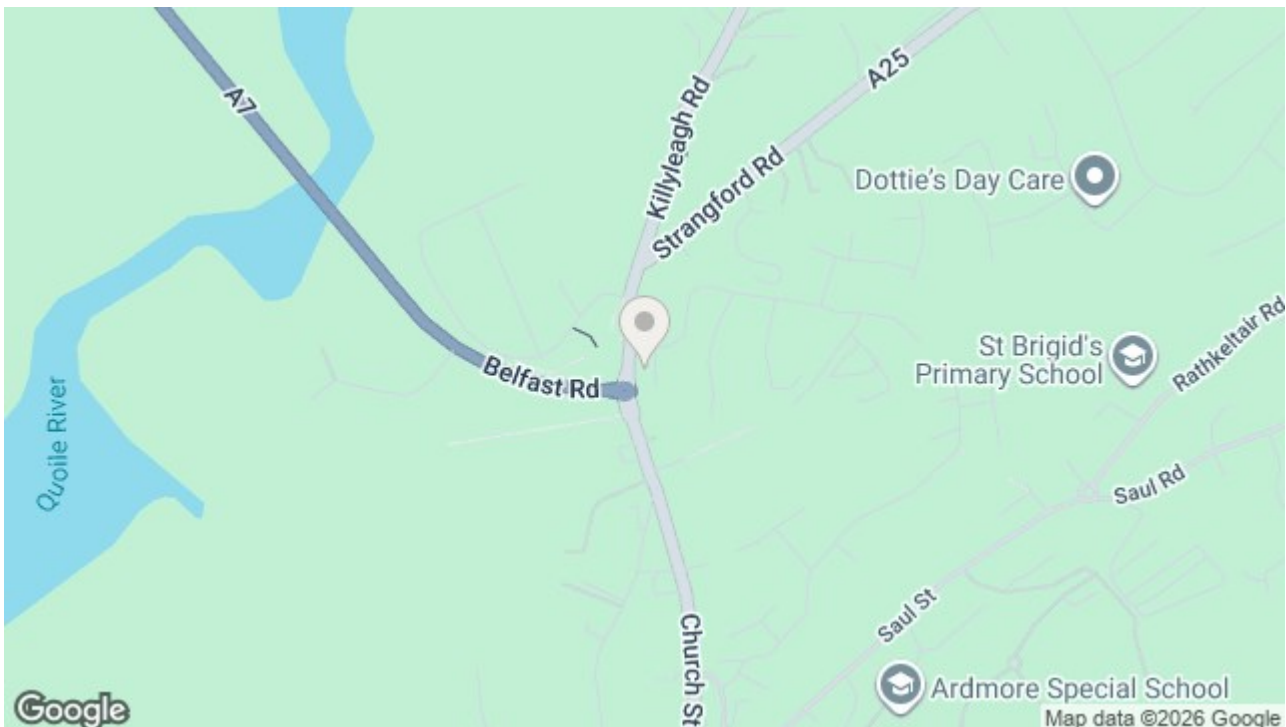




37 NEW BRIDGE STREET, DOWNPATRICK, BT30 6EX



OFFERS AROUND £145,000

A well-presented three-bedroom mid-terrace home, ideally positioned on the edge of Downpatrick, offering easy access to local shops, amenities, and excellent transport links. Within walking distance of Downpatrick Cricket Club and the picturesque Quoile River, the location is perfect for both outdoor enthusiasts and sports fans.

The accommodation is thoughtfully arranged over three floors. The ground floor comprises a welcoming reception room complete with a multi-fuel stove and built-in storage. On the first floor, a bright and spacious kitchen/dining area is complemented by a WC, additional storage, and a rear porch providing access to the enclosed paved area. The second floor hosts two generously sized bedrooms, including a principal bedroom with built-in wardrobe. The third floor completes the home with a further bedroom and a modern family bathroom.

Externally, the property benefits from a private, enclosed rear paved area with mature planting, creating an ideal setting for outdoor entertaining. Communal parking is conveniently located to the rear.

This attractive home will appeal to a wide range of purchasers, including first-time buyers, families, and investors seeking a property in a convenient and well-connected location.



At a glance:

- Mid Terrace
- Kitchen/dining area
- Three bedrooms
- Parking at the rear

Entrance Hall

20'11" x 6'7"

Stairs, door to:

Living Room

12'8" x 9'5"

Two windows to rear, fireplace with multi fuel stove with tiled hearth and floating mantle, door to:

Store

8'2" x 2'8"

Door to:

Landing

Stairs.

Kitchen/Dining Room

13'1" x 9'5"

High and low level units with 1 1/2 stainless steel sink unit. Recess for washing machine, fridge and freezer. Integrated electric oven with 4 ring hob and extractor. Tiled at splashback. Tiled floor. Window to front, open plan, door to:

Rear Porch

9'10" x 2'9"

Tiled floor. Door to:

Store

3'7" x 2'8"

WC

5'11" x 2'8"

White sink unit and low flush w.c.,

Landing

3'10" x 5'6"

Bedroom 1

10'5" x 6'5"

Window to front, door to:

Bedroom 2

13'1" x 8'10"

Window to front, Built in robes. door to:

Bedroom 3

13'0" x 7'4"

Window to front, Built in sliding robe. , door to:

Hotpress

3'10" x 2'5"

Shelving. Door to:

Bathroom

6'7" x 8'2"

White low flush w.c, panelled bath with telephone hand shower over, vanity unit. separate shower cubicle with electric shower. Window to rear. door to:

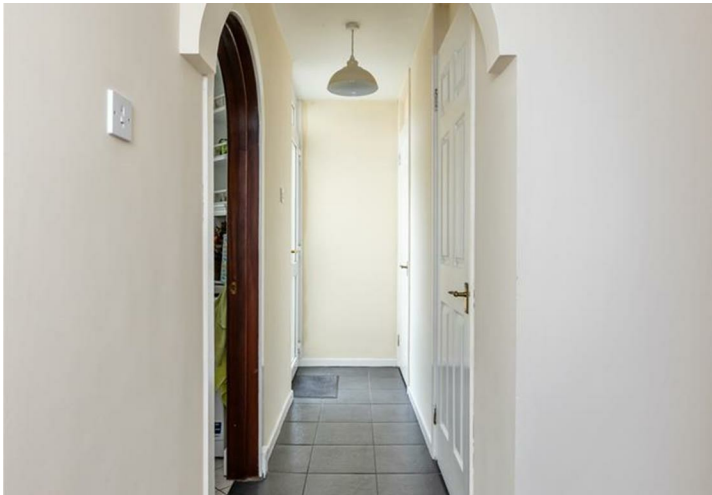
Outside

Enclosed rear yard with mature shrubs and gate to rear off street parking.

Pursuant to the Estate Agents



Act 1979, the vendor and current owner of this property is an employee of Ulster Property Sales





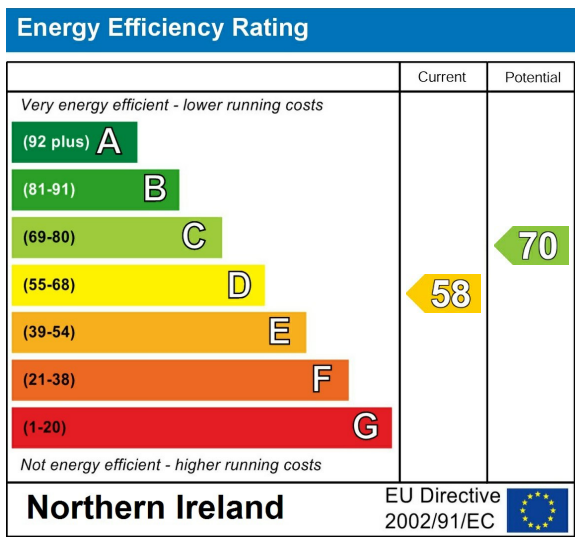




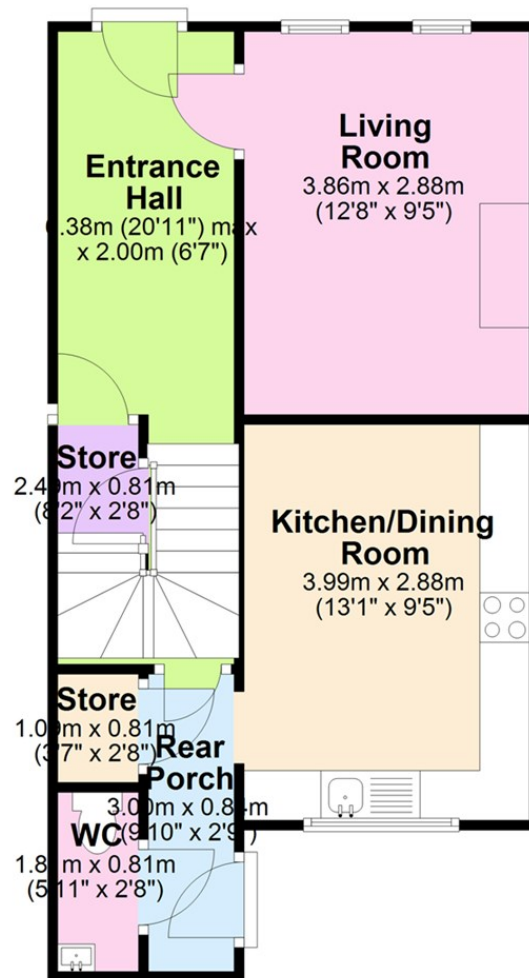








Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 4461 4101.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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