



**85 Oak Grove**  
Banbridge  
BT32 3GT

**Offers In The Region Of  
£95,000**

Secure this home with our in house  
Financial Advisors Welby & Associates.

- Mid Townhouse
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Ground Floor W.C
- Fully Tiled Bathroom, Shower Over Bath
- Oil Fired Central Heating
- Off Road Parking
- Chain Free Sale
- Rental Potential £495.00 per month

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	69	76
E 40-54		
F 21-39		
G 1-20		
Not energy efficient - higher running costs		



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
info@quinnestateagents.com  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

**QUINN**  
Property Sales &  
Letting Specialists

Perfect first-time home.

Three-bedroom mid terraced home with bathroom, living room, kitchen and downstairs W.C. Outside you have off road parking with a small paved and private rear garden.

Oak Grove is situated on the Scarva Road Banbridge within a short distance to schools, shops and all other local amenities.

Early viewing highly recommended by emailing [Banbridge@quinnestateagents.com](mailto:Banbridge@quinnestateagents.com) or calling the office on 02840622226.

## ACCOMODATION COMPRISES

### LIVING ROOM

Carpet Flooring. TV Point.  
Electric Fire.

### DINING ROOM

Carpet Flooring with access  
to rear garden.

### KITCHEN

Range of Low- and High-  
level units. Space for  
Washing Machine.

### W.C.

Tiled Flooring. Fitted with  
W.C. & Wash hand basin.

## FIRST FLOOR

### BATHROOM

Fully Tiled. Fitted with W.C.,  
Wash hand basin and Bath  
with shower overhead.

### BEDROOM 1

Large Double Bedroom.  
Carpet Flooring.

### BEDROOM 2

Large Double Bedroom.  
Carpet Flooring.

### BEDROOM 3

Small Third Bedroom. Carpet  
Flooring.

## OUTSIDE

Enclosed Rear Garden.  
Easily Maintained. Off Street  
Parking for 2 cars.



### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

### 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.