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49 - 51 Market Street  
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This property has been completely renovated from top to bottom. Internally and externally finished to the highest standard. Gas heating installed with landscaped gardens and newly laid tarmac driveway.

The house comprises a large living room with open fire, spacious and modern kitchen/dining area, separate utility room, ground floor family bathroom with four piece suite and two ground floor bedrooms. On the first floor you have two further bedrooms, one with ensuite.

Externally you have an integral garage with ample off road parking and beautifully finished gardens and patio area.

The property is situated in the popular and convenient location on The Dromore Road Banbridge within walking distance of the Town centre, shops, restaurants and within a five minute drive to the A1.

If this one is of interest please call Leanne on 0284062226 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com) to get booked in.

#### ACCOMMODATION COMPRISES

##### ENTRANCE HALL

High shine wooden flooring with recessed lighting.

##### LIVING ROOM

14' 11" x 12' 2" (4.55m x 3.71m)

Modern grey wooden flooring with open fire which is also piped for gas if required.

##### KITCHEN/DINING

9' 11" x 18' 6" (3.02m x 5.64m)

Modern kitchen with a range of high and low level units to include eye level oven and grill, hob, extractor fan, integrated dishwasher and tall fridge freezer all finished with marble effect worktops, recessed lighting, stunning floor tiling throughout and sliding patio doors leading to the garden.

##### UTILITY ROOM

7' 3" x 8' 9" (2.21m x 2.67m)

Recessed lighting, fitted with high and low level units with recesses for washing machine and dryer. Rear door access to the garden and access to the garage.

##### BATHROOM

8' 8" x 9' 11" (2.64m x 3.02m)

Tiled floor and fitted with white four piece suite to include W.C, wash hand basin, bath, double shower cubicle with rainwater showerhead, heated towel rail and recessed lighting.

##### BEDROOM THREE

9' 0" x 10' 0" (2.74m x 3.05m)

Rear view aspect.

##### BEDROOM FOUR/STUDY

7' 0" x 10' 0" (2.13m x 3.05m)

##### FIRST FLOOR

##### BEDROOM ONE

11' 0" x 10' 1" (3.35m x 3.07m)

2 x Eave storage with ensuite.

##### ENSUITE

recessed lighting, tiled floor and fitted with W.C, wash hand basin, double shower cubicle with skylight window.

##### BEDROOM TWO

11' 11" x 12' 3" (3.63m x 3.73m)

##### OUTSIDE

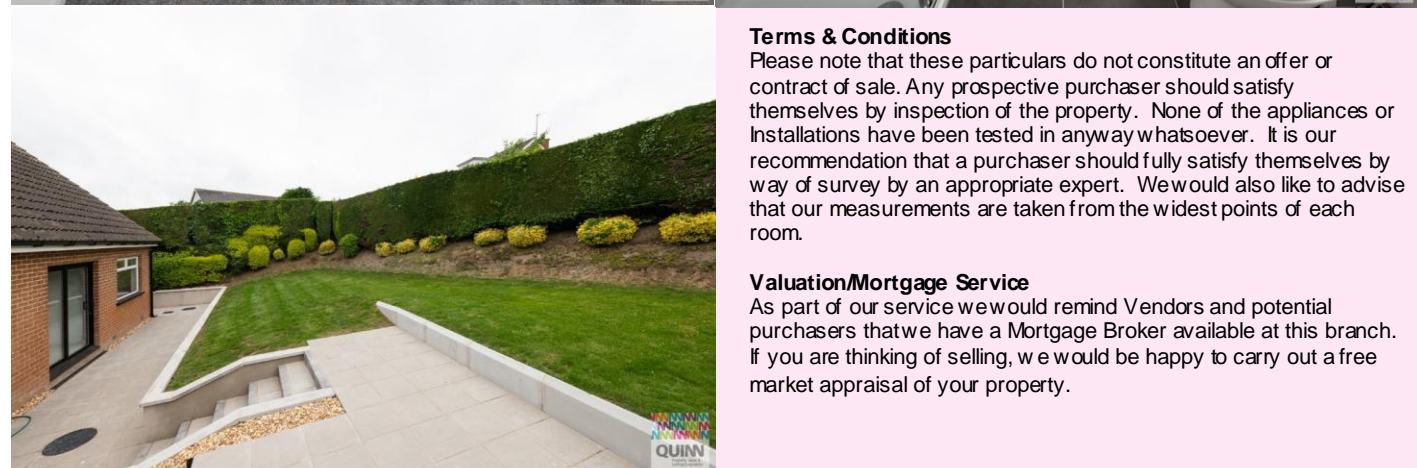
Newly laid grass lawn and tarmac driveway to the front of the property. To the rear you have a completely private and enclosed garden with mature hedging and again with newly laid lawn and paved patio area.

Externally the property has had newly fitted soffits, fascia and spouting with recessed lighting.

##### INTEGRAL GARAGE

16' 11" x 9' 2" (5.16m x 2.79m)

Roller door with access through rear door to utility area.



#### 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 anyway 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.