

3 The Square  
Ballynahinch  
BT24 8AE  
  
T 028 9756 4400

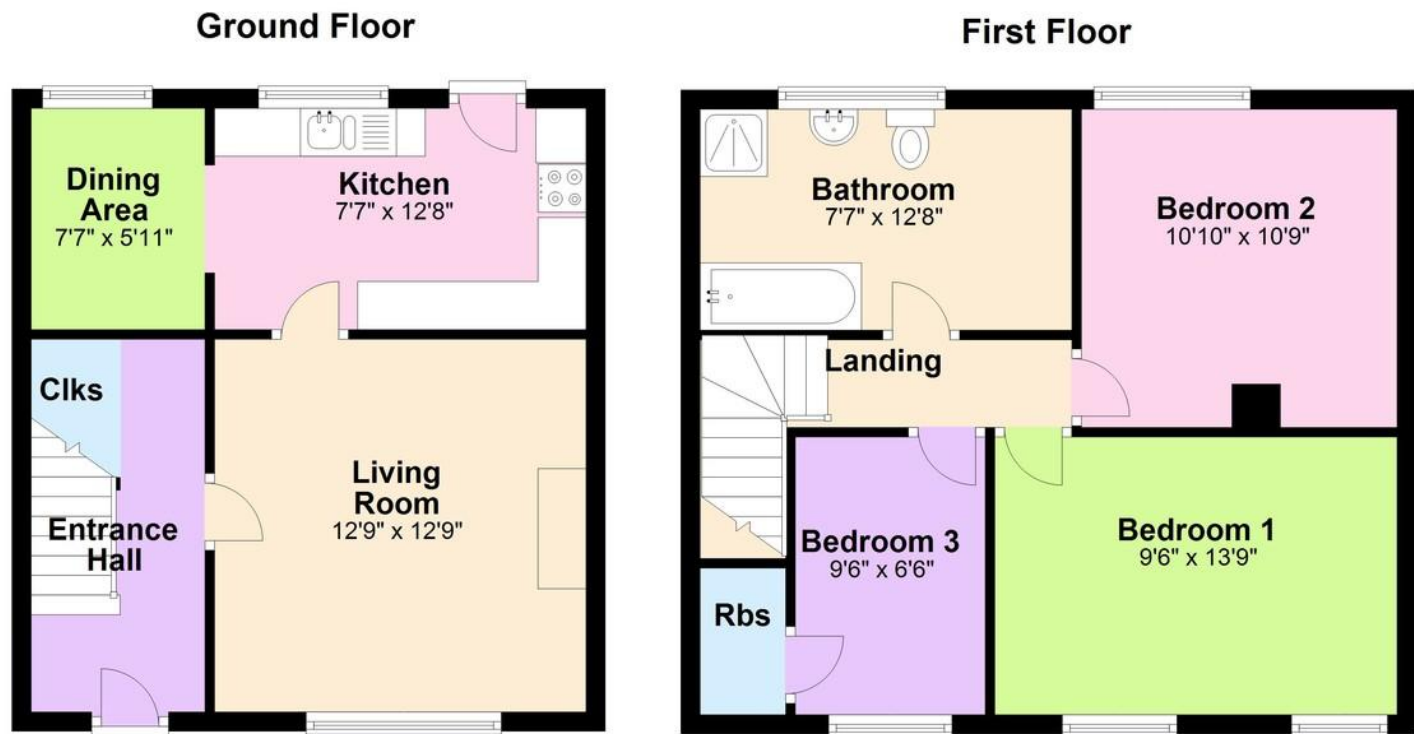
49 - 51 Market Street  
Downpatrick  
BT30 6LP  
  
T 028 4461 2100

3 Newry Street  
Banbridge  
BT32 3EA  
  
T 028 4062 2226

Sales and lettings:  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
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[www.quinnestateagents.com](http://www.quinnestateagents.com)

QUINN

Property Sales &  
Letting Specialists



55 Woodlands, Gilford

55 Woodlands  
Gilford  
BT63 6JP

Offers In The Region Of  
£95,000

- Mid Terraced Home
- Three First Floor Bedrooms
- Spacious & Bright Lounge
- White Fitted Kitchen
- Separate Dining Room
- Oil Fired Central Heating
- Investment Opportunity with Sit In Tenant
- Rental Potential of £500.00 per Month
- PVC Windows & Doors
- Viewing By Appointment Only

Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C		
55-68	D	62   D	74   C
39-54	E		
21-38	F		
1-20	G		





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This attractive mid terrace situated in the village of Gilford would be an ideal first time home or investment opportunity, especially as it could come with a sit in tenant if required. On the ground floor the property boasts a spacious lounge through to kitchen and dining room with access to rear. On the first floor you have a large family bathroom and three reasonably sized bedrooms, one with built in wardrobe. Outside the property has on street parking & a fully enclosed front garden laid in lawn. To the rear you have a great sized and private rear lawn with concrete patio area. Viewing by appointment only by calling Leanne on 02840622226 or email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

### ACCOMMODATION COMPRISES

#### ENTRANCE HALL

Laminate flooring with under stair storage.

#### LIVING ROOM

12' 9" x 12' 9" (3.89m x 3.89m)

Laminate flooring with electric fire inset into fireplace.

#### KITCHEN

7' 7" x 12' 8" (2.31m x 3.86m)

Range of white high and low kitchen units with space for cooker, washing machine and under counter fridge.

#### DINING ROOM

7' 7" x 5' 11" (2.31m x 1.8m)

Laminate flooring.

### FIRST FLOOR

#### BEDROOM ONE

9' 6" x 13' 9" (2.9m x 4.19m)

Dual window aspect.

#### BEDROOM TWO

10' 10" x 10' 9" (3.3m x 3.28m)

Rear view aspect.

#### BEDROOM THREE

9' 6" x 6' 6" (2.9m x 1.98m)

With built in wardrobe.

#### BATHROOM

7' 7" x 12' 8" (2.31m x 3.86m)

Tiled floor with half tiled walls and fitted with a four piece coloured suite.

#### OUTSIDE

On Street Parking. Fully enclosed, well maintained front lawn. To the rear you have another fully enclosed garden with concrete patio area and large grass lawn 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.