



**39 Carlisle Avenue**  
Ballynahinch  
BT24 8PH

Offers In The Region Of  
**£120,000**

Secure this home with our in house  
Financial Advisors

- Well presented semi detached home
- Open plan kitchen/dining area
- Living room with feature fireplace
- Three bedrooms to include
- Ground floor bedroom
- Driveway
- Enclosed rear yard
- Oil fired central heating
- Ideal first time buy or investment

**RITCHIE**  
MORTGAGE  
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SOLUTIONS



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

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BT32 3EA

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Property Sales &  
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39 Carlisle Avenue, Ballynahinch

This well presented semi detached house is situated in the popular Carlisle Park development within easy walking distance of the town centre. The accommodation comprises open plan kitchen/dining area, living room with feature fireplace, three bedrooms and shower room. Outside the property further benefits from a tarmac driveway and a low maintenance area to the rear.

This property will appeal to a variety of purchasers and early viewing is highly recommended. Contact Lindsey in our Ballynahinch office for further information 02897564400 [lindsey@quinnestateagents.com](mailto:lindsey@quinnestateagents.com).

#### ENTRANCE HALL

#### LIVING ROOM

14' 7" x 11' 4" (4.44m x 3.45m)

#### BEDROOM 3

10' 2" x 7' 10" (3.1m x 2.39m)

#### KITCHEN / DINING ROOM

11' x 19' 7" (3.35m x 5.97m)

#### SHOWER ROOM

7' 10" x 4' 4" (2.39m x 1.32m)

#### FIRST FLOOR

#### BEDROOM 1

14' 7" x 11' 10" (4.44m x 3.61m)

#### BEDROOM 2

14' 5" x 7' 10" (4.39m x 2.39m)



#### 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.