



Energy Efficiency Rating

Very energy efficient - lower running costs

92 (91) **A**

80 (81) **B**

69 (61) **C**

55 (41) **D**

44 (44) **E**

31 (31) **F**

17 (10) **G**

Not energy efficient - higher running costs

Current: 39

Potential: 55

Northern Ireland

EU Directive 2002/91/EC

Offers Around £110,000

70 St Patricks Road, Downpatrick, BT30 7JJ

Public Notice

Address: 70 St Patricks Road, Downpatrick, BT30 7JJ

We are acting in the sale of the above property and have received an offer of £111,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - E39

semi detached house is situated in a popular location in Raholp. The property offers living room, kitchen with dining area and ground floor bedroom with three further bedrooms and bathroom on the first floor. Outside there is ample parking to the side and rear with enclosed rear garden and detached garage.



Entrance porch

Tiled floor.

Living Room

16'5" x 12'5"

Laminated wooden floor. Fireplace with decorative inset and mahogany surround.

Kitchen/Dining Area

17'2" x 11'9"

High and low level units with recess for washing machine, tumble dryer, cooker and fridge. Stainless steel sink unit. Tiled floor. Tiled at splashback. Back door.

Bedroom One

8'10" x 8'8"

Front facing.

First floor**Bathroom**

White panelled bath, shower cubicle, low flush w.c., pedestal wash hand basin,

Bedroom Two

14'6" x 11'4"

Front facing. Built in robes.

Bedroom Three

11'3" x 8'11"

Rear facing.

Bedroom Four

14'5" x 8'10"

Laminated wooden floor.

Outside

Parking to the side and rear. Enclosed rear garden with gardens in lawn and ample parking.

Detached Garage

17'8" x 12'6"

Up and over door.





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

NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

UPS

Unit 7 49-51 Market Street
Downpatrick
County Down
BT30 6LR

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9047 1515