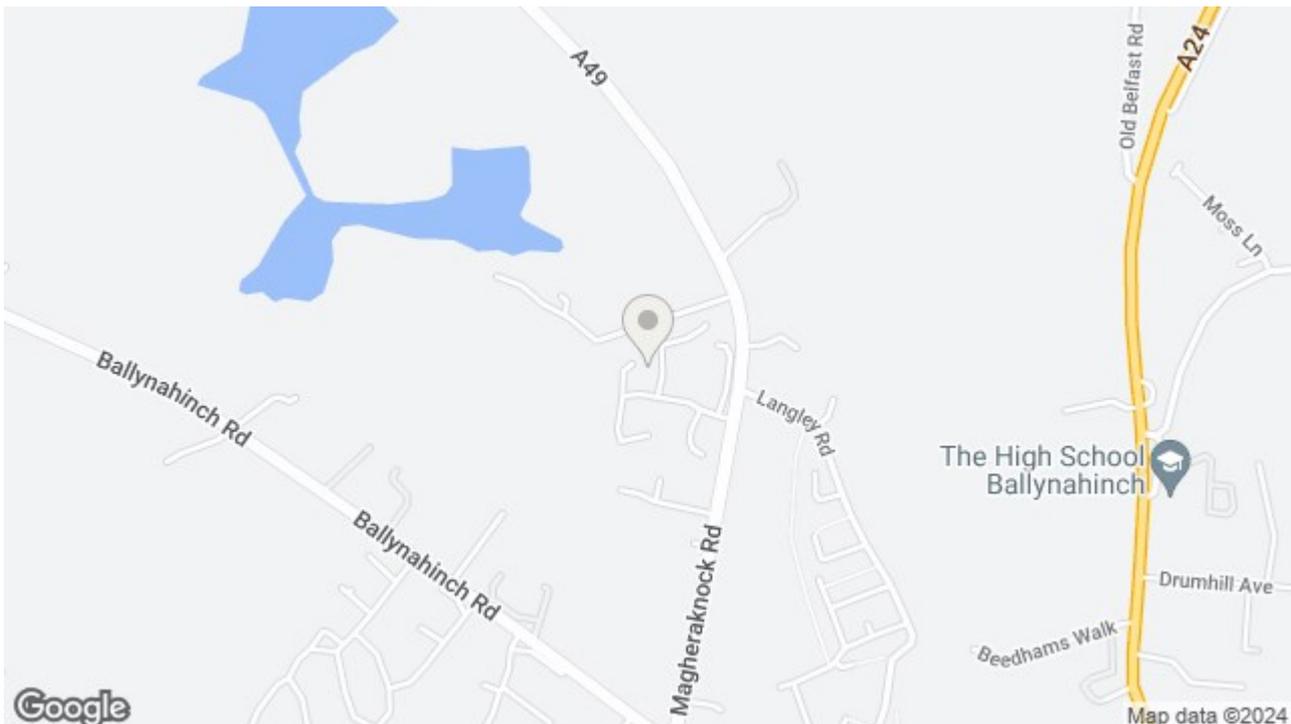




20 ASHBURN, BALLYNAHINCH, DOWN, BT24 8DQ



£165,000

We are delighted to offer for sale this semi detached home in this popular residential area in Ballynahinch. This well presented family home is ideally located for all the local amenities Ballynahinch has to offer, yet still within easy commuting distance of Lisburn and Belfast. The property comprises living room, modern kitchen with dining room, cloakroom, three bedrooms and a family bathroom. Outside the property further benefits from a a lawned garden to the front with ample off road parking and enclosed rear garden with paved patio and lawned areas. Recent sales in this development have proved very popular, and we recommend early viewing to avoid disappointment.



## At a glance:

- 3 Bedrooms
- Dining Room
- Rear Garden with Paved Patio Area
- Kitchen
- Living Room
- Semi Detached House

### Entrance Hall

PVC glazed front door leading to entrance hall. glazed side panel, under stairs storage cupboard., stairs to first floor.

### Living Room

16'5" x 12'8"  
Fireplace with stone surround and granite hearth. Feature bay window. Double doors to dining room.

### Dining Room

11'6" x 10'2"  
Double doors to living room.

### Kitchen

10'8" x 9'7"  
Range of high and low level units with tiled splash back incorporating stainless steel sink unit, space for cooker, stainless steel extractor fan, plumbed for washing machine. Integrated fridge/freezer. Tiled flooring and wall tiling to splash area.

### Cloakroom

White suite comprising low flush wc., wash hand basin with vanity unit, tiled splashback.

### FIRST FLOOR

### Bathroom

10'5" x 9'7"  
White suite comprising low flush wc, wash hand basin and shower. Tiled floor and walls. Heated towel rail.

### Bedroom One

10'5" x 9'7"  
Rear facing room.

### Bedroom Two

9'7" x 9'5"  
Rear facing room.

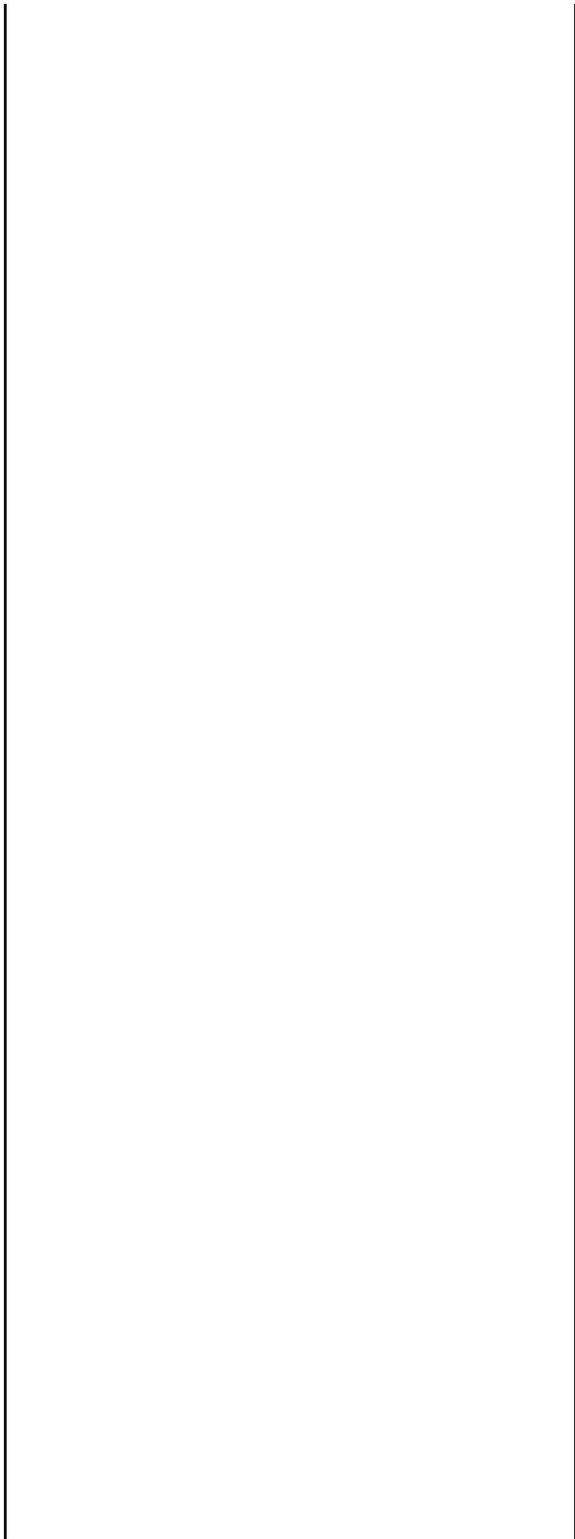
### Bedroom Three

10'5" x 9'5"  
Front facing room.

### OUTSIDE

To the front there is a stoned driveway with ample off road parking and lawned garden. Enclosed rear garden with paved patio and lawned areas.







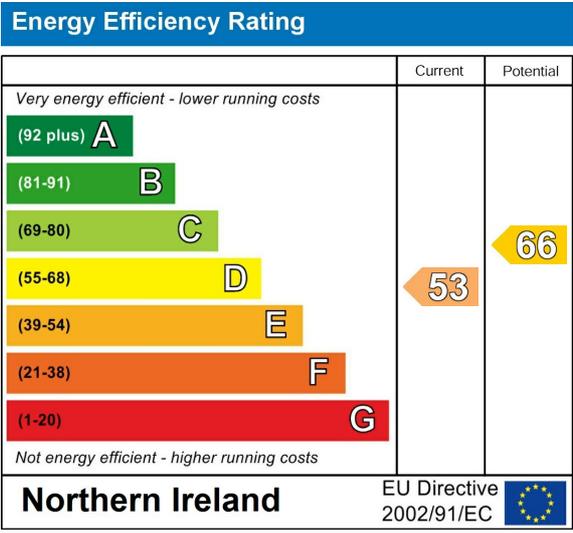




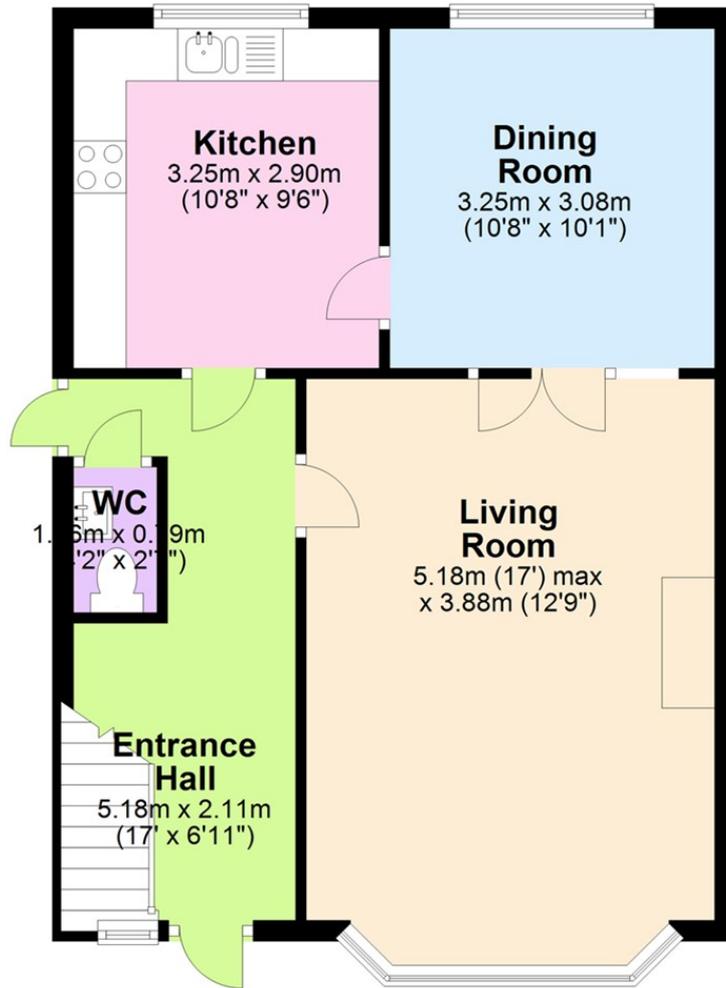








# Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

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

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