



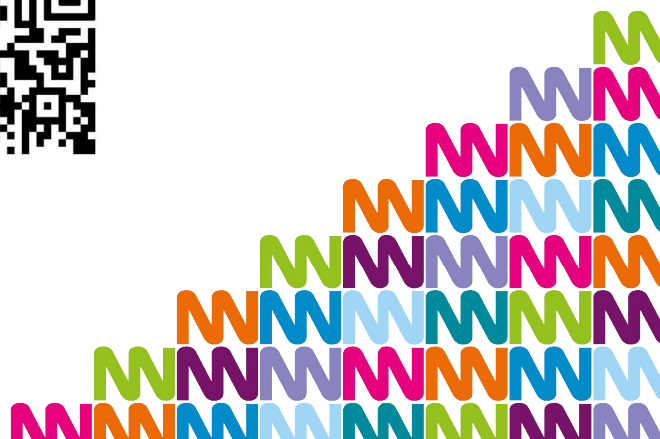
**17 Muskett Road**  
Belfast  
BT8 8QS

Offers In The Region Of  
**£159,950**

- Prime Location
- Three Bedrooms
- Semi Detached
- Garage with Utility Area
- Off-Street Parking
- OFCH
- EPC 62/D
- Viewing by Appointment only
- Call Carrie on 07803626095
- [carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Quinn welcomes another excellent property in the ever popular Carryduff. This three bedroom, well-distributed house with attached garage and utility is conveniently located for those who wish to commute to the busy city centre of Belfast. Fitted to a high standard throughout, this would make an excellent investment for those adding to their property portfolio or any first time buyers hoping to get on the property ladder. A wide range of amenities are just a short distance away including shops and schools. Complete with an open plan lounge and dining area, a modern upstairs bathroom suite and excellent kitchen, this is a must see for all seeking a new property in the Carryduff area.

### ACCOMMODATION

This brilliantly spaced home comes complete with a modern kitchen, open plan lounge/dining area, attached garage and utility area on the ground floor. On the first floor there are three spacious bedrooms and a well fitted bathroom suite. Externally, the property has a sizeable front garden and low maintenance, paved, outside area to the rear.

### LOCATION

### CONTACT

The sale of this property is looked after by Carrie from our Ballynahinch branch. Carrie can be contacted on 02897564400 or by emailing [Carrie@quinnestateagents.com](mailto:Carrie@quinnestateagents.com)

### MORTGAGE ADVICE

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

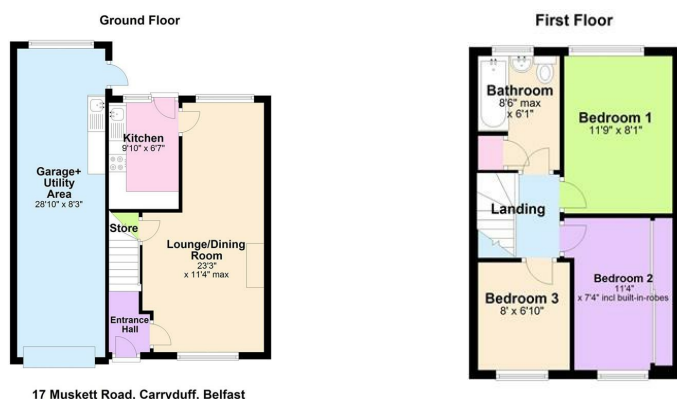
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. 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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)