



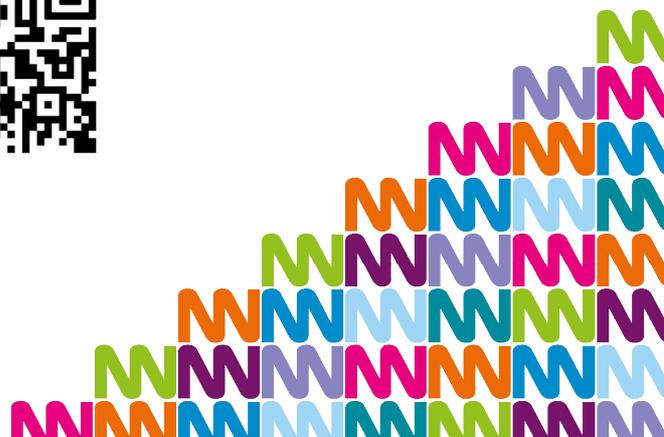
3 The Green
 Drumaness
 BT24 8RZ

**Offers In The Region
 Of £79,950**

- Chain Free
- Ideal First Time Buy or Investment
- Period Property
- Covered Yard
- Spacious Lounge
- Electric Shower Over Bath
- Oil Fired Central Heating
- EPC
- Convenient Location
- Viewing by Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Conveniently located property within close proximity to schools, bus routes and village centre. This mid terrace period home would make a perfect first time buy or Investment property. For a private viewing call Carrie in our Ballynahinch Branch.

ACCOMODATION

The accommodation comprises through lounge with open fire, leading to the kitchen . The kitchen benefits from a range of high & low level units with recess for under counter appliances and an integrated hob and oven, from the kitchen you can access an enclosed yard. On the first floor there are two sizeable bedrooms, bedroom one benefiting from built in wardrobes and bathroom. Bathroom fitted with shower over bath, W.C and vanity with wash basin.

LOCATION

Located in the centre of Drumaness, this property allows easy access to main connective routes, local primary schools and other convenient amenities in the area. Ideal location.

CONTACT

If you require a viewing please get in contact via phone Carrie on 02897564400/07803626095 or email - sales@quinnestateagents.com

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on laura@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

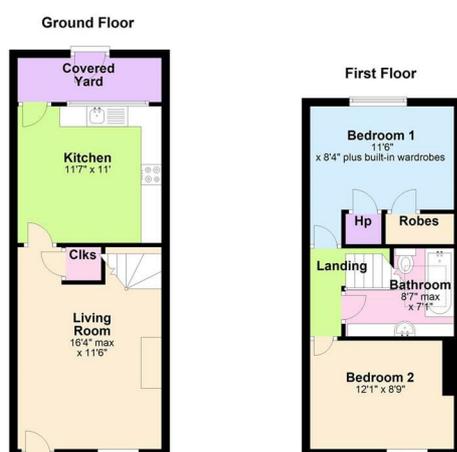
49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



3 The Green, Drumaness

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.

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