

**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)



For any enquiry relating to  
this property, please contact

**Leanne Glover**

[leanne@quinnestateagents.com](mailto:leanne@quinnestateagents.com)  
07703612260



**32 The Spires**  
**Dromore**  
**BT25 1QE**

**Offers In The**  
**Region Of £215,000**

**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.

- Detached Family Home
- Three Double Bedrooms, Master Ensuite
- Spacious Lounge with Newly Fitted Stove
- Dining Area with Double Patio Doors
- Modern Fitted Kitchen with Separate Utility
- Ground Floor W.C
- First Floor Fully Tiled Bathroom
- Oil Fired Central Heating
- 1300 Sq Ft Home & EPC D65
- Viewing Strictly By Appointment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





# 32 The Spires

Dromore, BT25 1QE



**Directions**

From Market Street Dromore turn onto Bridge Street, then Turning left onto Meeting Street, continue to round about & go straight across taking you onto Pound Hill for approx 0.2 miles then continue straight onto Diamond Road for approx 486 ft and the Spires is on the right hand side. Once into The Spires take the second right and NO 32 on the right hand side.

A very well proportioned & attractive detached three bedroom family accommodation situated in a popular residential area convenient to local schools and neighbourhood shops and within easy reach of the town centre and all amenities. Viewing is highly recommended by appointment only.

### GROUND FLOOR

Bright entrance hallway with hard wood flooring and built in storage leading into the open & spacious lounge also fitted with hard wood flooring throughout and newly fitted wood burning stove with Oak Mantle. Double French doors leading into dining area again with the stunning hard wood flooring and double patio doors leading to the rear garden patio. Modern fitted kitchen with a great range of high and low level units comprising sink unit and integrated fridge freezer. Separate utility area with units fitted and space for washing machine & dryer with access to the W.C and rear door leading to garden area.

### FIRST FLOOR

Master bedroom laid with carpet with modern fully tiled ensuite fitted with corner shower enclosure, W.C, wash hand basin with vanity beneath and fitted with recessed lighting. Bedroom two and three both double rooms with hard wood flooring. Family bathroom fully tiled and comprising bath, W.C and wash hand basin.

### OUTSIDE

To the front you have a small manageable grass lawn area with great tarmac parking allowing 2/3 cars to park. To the rear you have a fully enclosed garden, quiet private with well maintained grass lawn and paved patio area.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email [laura.mcgeown@ritchiemclean.co.uk](mailto:laura.mcgeown@ritchiemclean.co.uk)

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



32 The Spires, Dromore