



**70A Cline Road**  
Banbridge  
BT32 3HU

**Offers In The Region  
Of £79,950**

- Ground Floor Apartment
- Two Bedrooms
- Outside Garden Space included
- EPC D 65
- Shower Room
- Oil Heating
- Leasehold Approx £200.00 Per Annum
- Convenient Location
- Chain Free Sale
- 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		65	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Well presented ground floor apartment with rear garden & oil heating. Situated in the convenient location of Cline Road off the Old Newry Road, with walking distance of the town centre and amenities. Features include , PVC windows, doors and with the property have fresh carpet laid throughout.

#### ACCOMMODATION

Entrance hall leading through to good sized lounge with freshly laid carpet. Kitchen area fitted with a range of high and low level units with space for appliances. Two sizeable bedrooms also laid with new carpets and a full shower room fitted with shower cubicle, W.C & wash hand basin.

#### OUTSIDE

This property is on the ground floor with access to its very own garden to rear with outbuilding for storage.

#### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) or [laura@ritchiemclean.co.uk](mailto:laura@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)



For any enquiry relating to this property, please contact

**Leanne Glover**

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07703612260

#### 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.

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