

**Ballynahinch Branch**

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**Banbridge Branch**

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Banbridge BT32 3JS  
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**General Enquiries**

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For any enquiry relating to  
this property, please contact

**Leanne Glover**

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**45 Ravenswood**  
**Banbridge**  
**BT32 3RD**

**Offers In The**  
**Region Of £290,000**

**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.

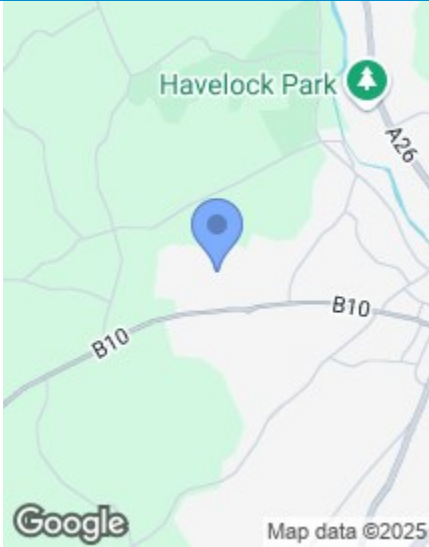
- Detached Home with Integral Garage
- Four Bedrooms
- Two Reception Rooms
- Solid Wood Fitted Kitchen
- Separate Utility Area & Ground Floor W.C
- First Floor Family Bathroom with Four Piece Suite
- Gas Heating
- Approx 1500 Sq ft Home
- EPC 69 C
- Built in 1997

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



# 45 Ravenswood

Banbridge, BT32 3RD



Directions

Nestled in the charming town of Banbridge, 45 Ravenswood is a delightful detached house that offers a perfect blend of comfort and style. Built in 1997, this property boasts a spacious layout, making it an ideal family home. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The generous living spaces are designed to provide both functionality and warmth, ensuring that every corner of the home feels welcoming. The property features four well-proportioned bedrooms, providing ample space for family members or guests. Each room is designed to offer a peaceful retreat, with plenty of natural light flowing through the windows. Set in a desirable location, this home is surrounded by the scenic beauty of Banbridge, offering a tranquil environment while still being close to local amenities. Whether you are looking for a place to raise a family or simply seeking a comfortable residence, 45 Ravenswood is a property that promises to meet your needs.

## GROUND FLOOR

Stunning & spacious reception hall with beautiful tiled flooring. Leading into Lounge with laminate flooring, bay window allowing ample space for a growing family. Kitchen to rear with quality range of high and low level units comprising integrated Hon, eye level oven & integrated fridge freezer with tiled flooring throughout with space for dining table. Separate utility area plumbed for washing machine, space for dryer and leading into the ground floor W.C. Formal dining room to side of Kitchen with laminate flooring and double patio doors leading to outside paved patio area.

## FIRST FLOOR

On the first floor you have four double bedrooms, two with carpet laid and other two with laminate flooring. Family bathroom comprising corner bath, shower cubicle, wash hand basin and W.C, fully tiled throughout.

## OUTSIDE

Easily managed grass area with double tarmac driveway to front with access to garage. To the rear you have a fully enclosed & private garden with well maintained grass lawn and perfectly placed 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@ritchieclean.co.uk](mailto:laura.mcgeown@ritchieclean.co.uk)

## CONTACT

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

