



## 2 Burnview Terrace

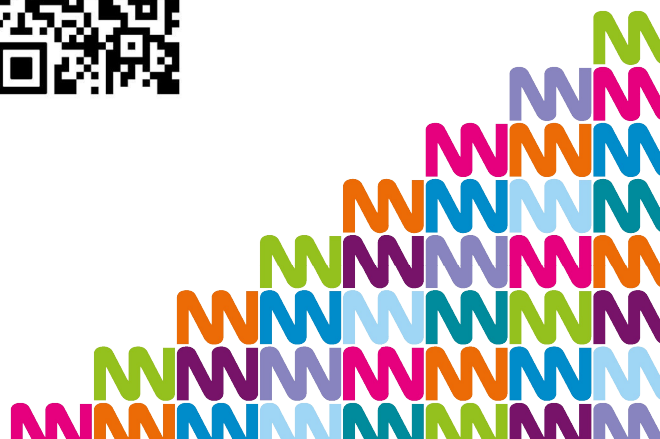
Banbridge  
BT32 4DJ

Offers In The  
Region Of £109,950

- Mid Terrace Home
- Two Bedrooms, One with Built In Wardrobe
- Spacious Open Plan Living/Dining Area
- Fitted Kitchen with Space for Appliances
- Newly Laid Carpet on Stairs & Landing
- First Floor Bathroom
- Oil Fired Central Heating
- Ideal Investment Opportunity - £685.00 Per Calendar Month
- Can be sold with Sit In Tenant
- EPC - TBC



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Welcome to 2 Burnview Terrace, a charming terraced house located in the heart of Banbridge. This delightful property, built in the 1960s, offers a perfect blend of classic character and modern living. With two well-proportioned bedrooms, it is an ideal home for small families, couples, or individuals seeking a comfortable and inviting space.

As you enter the property, you will be greeted by a warm and welcoming atmosphere. The layout is practical, providing ample room for relaxation and entertaining. The living area is bright and airy, making it a perfect spot to unwind after a long day. The kitchen, though compact, is functional and well-equipped, ready for you to create your culinary masterpieces.

The two bedrooms are generously sized, offering plenty of natural light and storage options. They provide a peaceful retreat for rest and relaxation. The bathroom is conveniently located and features essential amenities. Situated in a friendly neighbourhood, 2 Burnview Terrace is close to local amenities, including shops, schools, and parks, making it a convenient choice for everyday living. The property also benefits from good transport links, ensuring easy access to surrounding areas.

## GROUND FLOOR

Entrance hallway with freshly laid carpet leading into spacious Lounge/Dining area with open fire and under stair storage area. Fitted Kitchen with space for appliances and rear access.

## FIRST FLOOR

Stairs and landing laid with new carpets. Bedroom one with front view aspect & built in wardrobe along with freshly laid carpet. Bedroom two with carpet and rear view aspect. Bathroom comprising W.C, wash hand basin, bath with shower overhead with half tiled walls and vinyl flooring.

## OUTSIDE

On street parking to front with a vehicle right of way to rear & a fully enclosed gravel yard, low maintenance and could be used for parking or shed if required.

## 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)



For any enquiry relating to this property, please contact

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### General Enquiries

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2 Burnview Terrace, Banbridge

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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Estate Agents

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