



36 Burnview Terrace
 Banbridge
 BT32 4DJ

Offers In The Region Of £109,950

- End Terrace Home
- Two Bedrooms
- Spacious Lounge
- Ground floor Bathroom
- Fitted Kitchen with Space For Appliances
- Oil Fired central Heating
- PVC Double Glazing Throughout
- Chain Free Sale
- Ample Off Road Parking to Rear
- Convenient Town Centre Location



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		42	57
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Welcome to 36 Burnview Terrace, a charming terraced house located in the picturesque town of Banbridge. This delightful property, built in the 1960s, offers a perfect blend of character and modern living, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Spanning approximately 700 square feet, this home features a welcoming reception room that provides a comfortable space for relaxation and entertaining. The two well-proportioned bedrooms offer ample space for rest and privacy, while the bathroom is conveniently located on the ground floor.

The property is situated in a friendly neighbourhood, with local amenities, schools, and parks just a short distance away, ensuring that everything you need is within easy reach. The terraced design not only adds to the charm of the home but also fosters a sense of community among neighbours.

Whether you are looking to invest in your first home or seeking a cosy retreat, this property is sure to impress. Do not miss the chance to make this delightful house your new home.

GROUND FLOOR

Tiled entrance leading to lounge & stairs to access the first floor. Spacious lounge with carpet laid & recessed lighting throughout with under stair storage. Great sized Kitchen with range of high and low level units comprising integrated Hob & Oven with space for other appliances such as Fridge Freezer, Washing Machine & Dishwasher. Tiled flooring throughout and recessed lighting with access to back door. Ground floor partly tiled Bathroom with recessed lighting, fitted with W.C, Wash Hand Basin & Bath with shower overhead.

FIRST FLOOR

Two good sized bedrooms on this floor, one with laminate flooring and the other with carpet laid. Bedroom one also with some built in storage.

OUTSIDE

On street parking to front of the property with right of way to rear providing further spaces for another couple of cars if required. Secluded and fully private garden to rear of courtyard providing that perfect summer retreat.

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

CONTACT

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



For any enquiry relating to this property, please contact

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36 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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