



## 45 Kenlis Street

Banbridge  
BT32 3LR

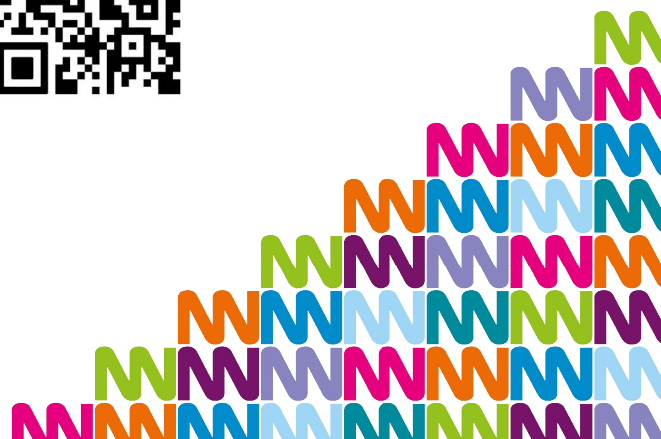
## Asking Price

£100,000

- Mid Terraced House
- Three First Floor Bedrooms
- Modern Kitchen with Dining area
- Spacious Lounge with Open Fire
- Family Bathroom with White Three Piece Suite
- Oil- Fired Heating
- Great Sized Rear Garden
- Rear Access with Detached Storage
- Sold As Seen
- EPC- E 54



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







45 Kenlis Street, Banbridge

We are acting in the sale of the above property and have received an offer of £103,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Nestled in the charming town of Banbridge, this delightful terraced house on Kenlis Street offers a perfect blend of comfort and convenience. With a well-proportioned layout, the property features a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. The house boasts three bedrooms, providing ample room for family living or accommodating guests. Each bedroom is designed to offer a peaceful retreat, ensuring restful nights and a tranquil atmosphere. The bathroom is thoughtfully appointed, catering to the needs of modern living. The location on Kenlis Street is particularly appealing, as it places you within easy reach of local amenities, schools, and parks, making it an excellent choice for families or those seeking a vibrant community.

This terraced house presents a wonderful opportunity for anyone looking to settle in Banbridge, combining practicality with a warm, inviting feel. Whether you are a first-time buyer or seeking a new family home, this property is sure to meet your needs and exceed your expectations.

## GROUND FLOOR

Tiled entrance hallway leading into spacious lounge with laminate wood flooring & open fire with under stair storage. Modern fitted kitchen with integrated eye level oven, grill, integrated hob, dishwasher with breakfast bar and space for other appliances such as fridge freezer with tiled flooring and rear door leading to the outside areas.

## FIRST FLOOR

On the top floor you have a spacious landing with carpet leading to front bedroom with dual window aspect & laminate flooring. Bedroom two again with laminate flooring and rear view aspect. Bedroom three also with laminate wood flooring and rear view aspect. Bathroom with tiled floor comprising bath, shower overhead, W.C, Wash hand basin and half tiled walls.

## OUTSIDE

The property is situated along the main Kenlis Street Banbridge where some on street parking is available. To reach the rear of this property there is laneway situated to the left hand side of the row allowing vehicle access to the property and garage/storage. The rear garden is south facing and has a great sized grass lawn. Smaller concrete yard to the back door.

## 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 - [banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Leanne Glover**

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### Ballynahinch Branch

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028 9756 4400

### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

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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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