



11 Hillview Terrace

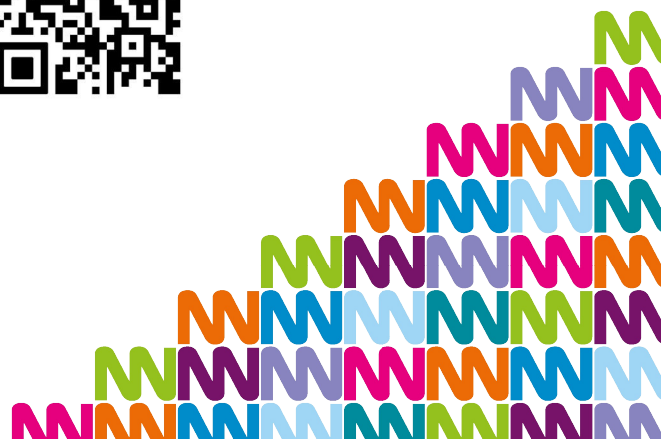
Banbridge
BT32 4DH

Offers Over £67,000

- CASH BUYERS ONLY - NOT MORTGAGEABLE
- Plans Passed for Two Storey Extension
- Mid Terrace
- Two First Floor Bedrooms
- Large Rear Garden
- No Heating System Installed
- No Kitchen or Bathroom in Place
- Approx 600 Sq Ft
- EPC G 2
- Chain Free Sale



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	2	2
Not energy efficient - higher running costs		





Nestled in the convenient Hillview Terrace, this terraced house would offer a perfect blend of comfort and character when works have been completed. Built between 1950 and 1959, the property requires a full renovation and will take the right person to buy to achieve its full potential. Upon entering, you are greeted by two reception rooms, providing ample space for family life. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The house currently features two well-proportioned bedrooms, on the first floor.

Hillview Terrace is a sought-after location, known for its friendly community and convenient access to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an ideal choice for families and professionals alike.

ACCOMMODATION

Mid terrace home, currently in need of renovation. The current layout would require works, kitchen to be installed and bathroom required along with general renovation, decor, flooring etc. The property has plans passed for a two storey extension and would benefit considerably from said works being completed. Current layout added with floorplan and potential layout with plans adhered to in the photos.

LOCATION

This property is situated on the main Dromore Street with no on street parking but access to rear via Church Square Carpark from left hand side of Burnview Terrace. The property benefits from a great sized, fully enclosed rear garden which allow the room for the extension with a good sized garden remaining.

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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11 Hillview 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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