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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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**31 Gowdystown Road
Banbridge
BT32 4HH**

**Offers In The
Region Of £159,950**

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.

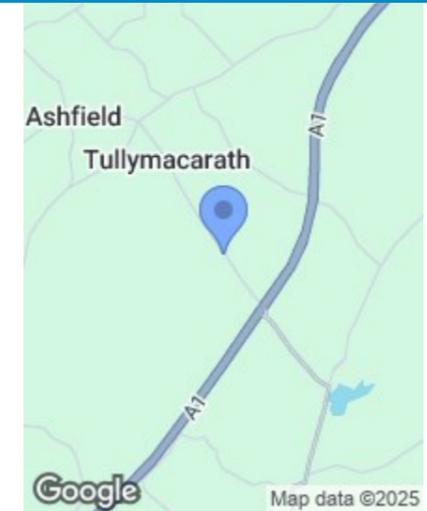
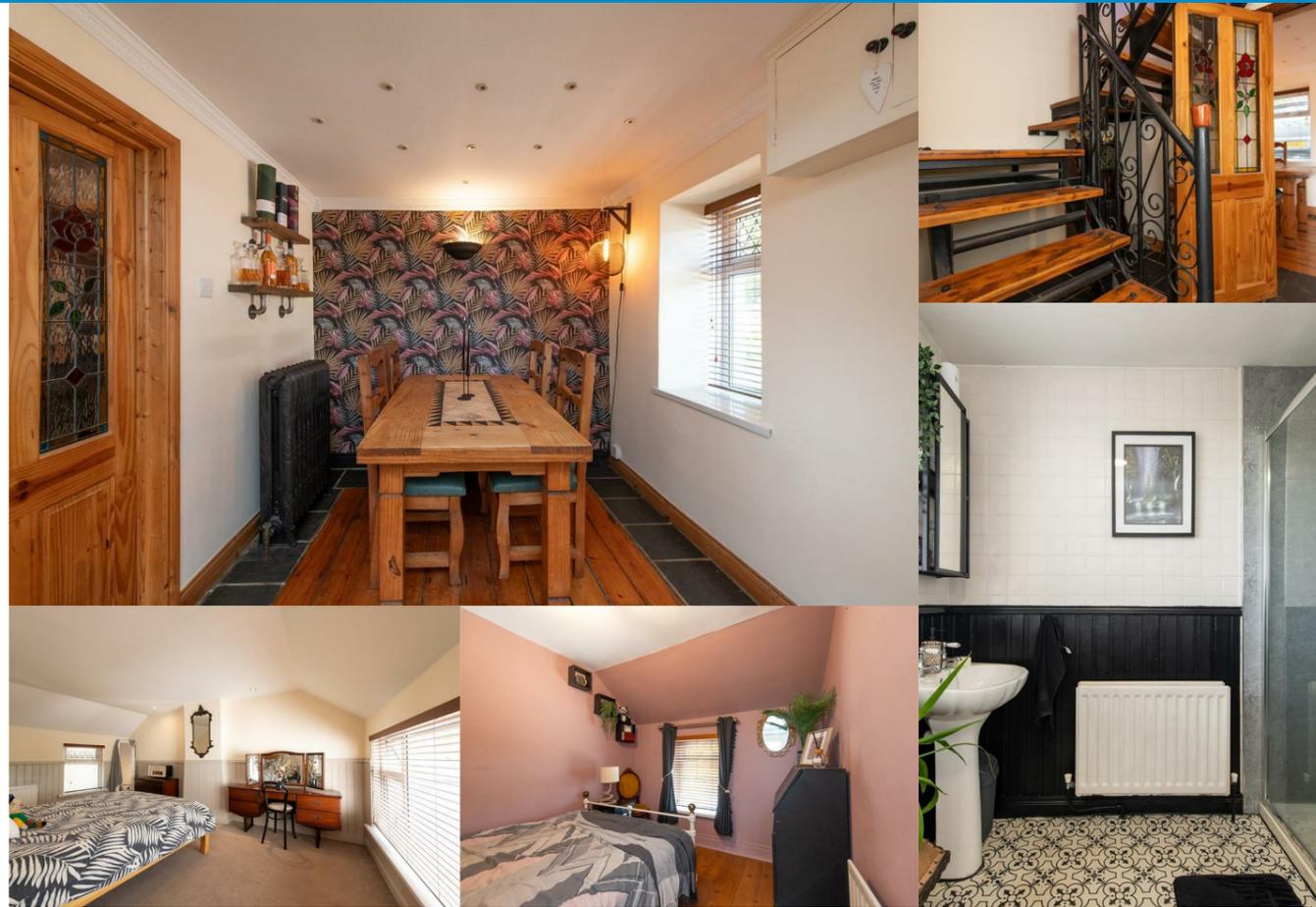
- Mid Terrace Home
- Two First Floor Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Belfast Sink
- First Floor Bathroom
- Oil Fired Central Heating
- South West Facing Private Rear Garden
- Off Road Parking to Front
- EPC 51E
- Viewing By Appointment

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		51	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



31 Gowdstown Road

Banbridge, BT32 4HH



Directions

Nestled in the charming town of Banbridge, 31 Gowdstown Road presents a delightful opportunity for those seeking a characterful terraced house. This property, built in 1900s, boasts a rich history and is situated in a well-established neighbourhood, making it an ideal choice for both first-time buyers and those looking to downsize. Spanning an inviting 807 square feet, the home features two spacious reception rooms that offer ample space for relaxation and entertaining. The two bedrooms provide comfortable accommodation, perfect for a small family or as guest rooms. The well-appointed bathroom ensures convenience and functionality for everyday living. One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in terraced homes. This added benefit enhances the practicality of the property, making it easier for residents and visitors alike. The pre-1914 construction adds a unique charm and character to the house, with potential for modernisation while retaining its historical essence. The location on Gowdstown Road offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

GROUND FLOOR

On entering you walk into a stunning and cosy lounge with hardwood flooring, multi fuel stove fitted and double patio doors leading to garden. Open plan into a formal dining area again with hardwood flooring with boarder tiling. Inner hallway with open tread staircase, leading into Kitchen. The Kitchen is fitted with a great range of high and low level units comprising Belfast sink, spaces for washing machine and range cooker. with tiled flooring and recessed lighting. Access to rear through stunning barn door.

FIRST FLOOR

Spacious first floor with bedroom one laid in carpet with dual aspect windows and recessed lighting. Bedroom Two with hardwood flooring. Landing providing double wardrobe space and access to the Hot Press, Bathroom with half tiled and half panelled walls comprising double shower with PVC panelling, W.C, Wash hand basin & Bath.

OUTSIDE

Off Road parking for a few vehicles to the front. To the rear you have a fully enclosed low maintenance garden with paved patio area with South West facing aspect & country views.

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

CONTACT

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



67 Gowdstown Road, Banbridge