



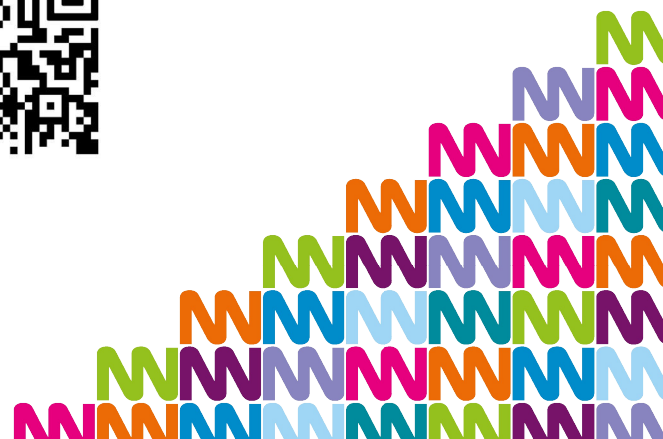
**24 Church Street**  
Downpatrick  
BT30 6EJ

**Offers In The Region Of  
£180,000**

- Detached Family Home
- Extensive Site
- Three Double First Floor Bedrooms
- Ground Floor & First Floor Shower Rooms
- Living Room with Open Fire
- Open Plan Kitchen & Dining Area
- Utility Room
- Centrally Located to All Local Amenities
- Development Opportunity Subject To Approvals
- OPEN TO CASH BUYERS ONLY



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	21	28
(1-20) G		
Not energy efficient - higher running costs		







## OPEN TO CASH BUYERS ONLY

Although trading ceased many years ago, 24 Church Street is steeped in local history and affectionately referred to as 'The Dairy'.

Providing accommodation across c.1100sq ft, currently laid out to the ground floor as living room, kitchen and dining space, shower room and utility area while the first floor accommodates three double bedrooms and shower room.

Externally the property boasts ample off road parking, front lawn, extensive rear yard giving with tranquil feel of a rural location, yet centrally located to all local shops, schools and amenities.

We envisage high interest in this property.

## ACCOMMODATION

Off the entrance hall, the ground floor comprises living room, kitchen and dining area as well as shower room and utility area, while the first floor accommodates three double bedrooms and shower room.

## OUTSIDE

Approached by tarmac driveway, and lawn area, the site offers ample parking to the front and rear. The immediate back yard is partially enclosed from the former cattle yard and dairy.

## MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email Donnan on [donnan@ritchieclean.co.uk](mailto:donnan@ritchieclean.co.uk). Donnan is based in our Downpatrick branch.

## CONTACT

To organise your viewing, please contact Edel on 07703 612 257 or [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Edel Curran**

[edel@quinnestateagents.com](mailto:edel@quinnestateagents.com)  
07703 612 257

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
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



24 Church Street, Downpatrick

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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)