



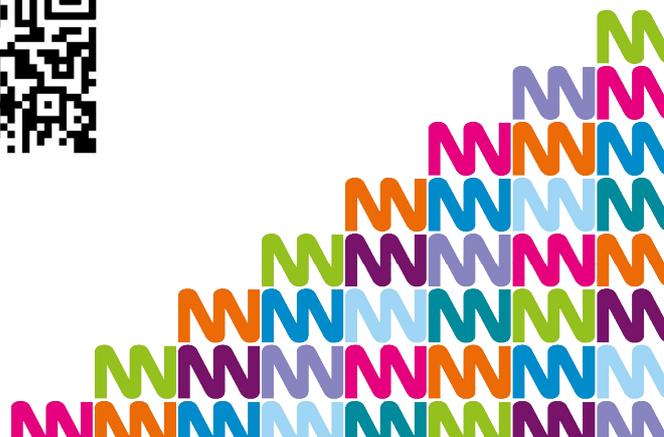
36 Race Course Road
Downpatrick
BT30 6BA

**Offers In The Region Of
£155,000**

- Semi Detached Family Home
- Three Bedrooms
- Generous Living Room
- Open Plan Kitchen & Dining Room
- Oil Fired Central Heating
- Much Sought After Location
- Ideal Starter Home
- Ample Off Road Parking
- Extensive Outdoor Areas
- Mortgage Advice Available via Donnan Ritchie on 07545 576 819



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This well cared for, semi detached home, is a welcome addition to the thriving property market, located on the much sought after Race Course Road area of Downpatrick, with public transport passing the door several times daily, and close to all local amenities.

Approached by a tarmac driveway and boasting an extensive rear garden, ready for landscaping, this home is finished to a good standard throughout and offers superb accommodation, perfect for the modern day living.

Prompt viewing is highly recommended and can be organised by contacting Edel Curran on 07703 612 257.

ACCOMMODATION

Neutrally decorated throughout, the ground floor accommodation comprises a generous living room, which leads to the fitted kitchen and dining area, with three double bedrooms, one with built in robes and the family bathroom located on the first floor.

OUTSIDE

Externally the property boasts, ample off road parking, easily maintained front garden, with an extensive rear garden and entertaining area, ready for landscaping.

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@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

CONTACT

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703612257

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

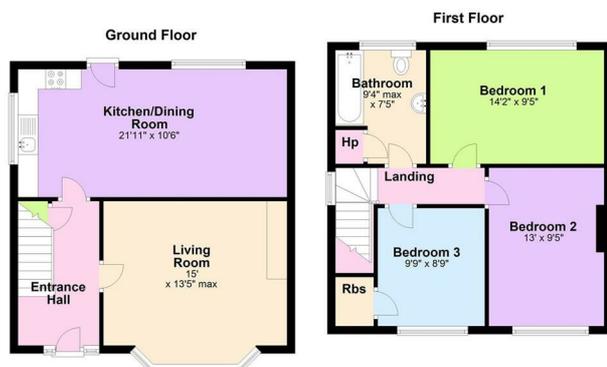
49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



36 Racecourse Road, 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