



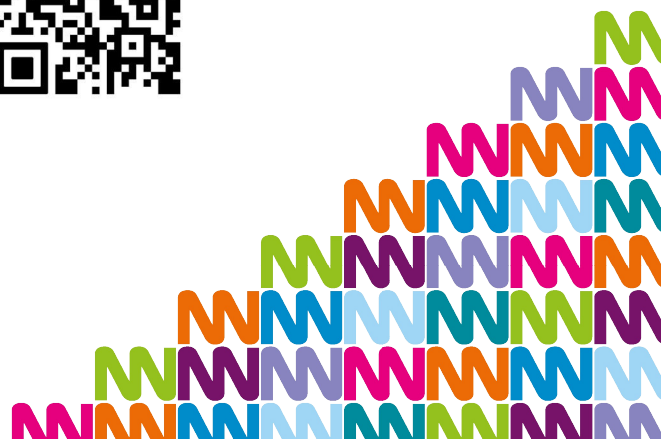
45 Race Course Road
Downpatrick
BT30 6BA

**Offers In The Region Of
£189,950**

- Semi Detached Family Home
- Three Sizeable Bedrooms, One Ground Floor
- Lounge
- Open Plan Kitchen & Dining Area
- Family Room
- Oil Fired Central Heating
- Superb Rear Garden & Entertaining Area
- Neighbouring Downpatrick Race Course
- Highly Sought After Location
- 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	58	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





This very well cared and tastefully presented semi-detached family home, backing onto Downpatrick Race Course, offers a peaceful setting with excellent transport links to the main town

Ideally located, it's within walking distance of local shops, schools, and sports hubs, making it a perfect choice for families, first-time buyers, or those seeking convenience and community.

This property is sure to appeal to many. Only by internal inspection can this superb home be fully appreciated.

ACCOMMODATION

The ground floor comprises a generous lounge with open fire, sizeable open plan kitchen, dining and living area, bedroom and shower room, while the first floor boasts two double bedrooms, including principle with en-suite facilities and both with ample storage.

OUTSIDE

Externally the property is further enhanced with ample off road parking, easily maintained front lawn and a superb rear entertaining area and enclosed garden, with pedestrian access to Downpatrick Race Course.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

edel@quinnestateagents.com
07703 612 257

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

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

General Enquiries

downpatrick@quinnestateagents.com



45 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.

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