



**22 St. Dillons Avenue**  
 Downpatrick  
 BT30 6HZ

**Offers In The Region Of  
 £145,000**

- Semi Detached Home
- Three Bedrooms with Built in Robes
- Lounge with Open Fire
- Open Plan Kitchen & Dining Area
- Enclosed Rear Entertaining Area & Garden
- On Street Parking
- Convenient to Local Amenities
- Chain Free Sale
- Move In Ready Home



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





This move in ready, tastefully decorated semi detached home which is centrally located close to primary and post schools, shops and a short walk to the open countryside, is sure to appeal to a variety of purchasers.

### ACCOMMODATION

The ground floor comprises lounge with open fire and open plan fitted kitchen. The first floor boasts the family bathroom, three bedrooms all with built in robes.

### OUTSIDE

Externally the property is enhanced with paved entertaining area and sizeable private garden to the rear, with on street parking to the front.

### 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 US

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**

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07703612257

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

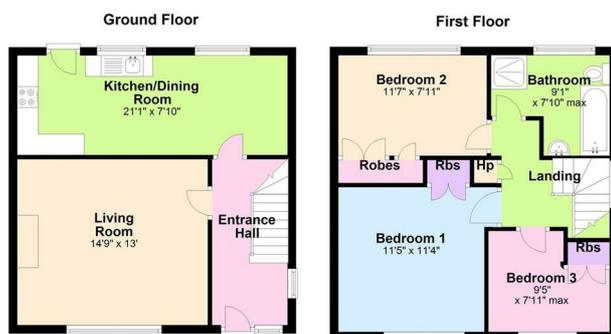
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

sales@quinnestateagents.com



22 St. Dillons Avenue, 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

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