



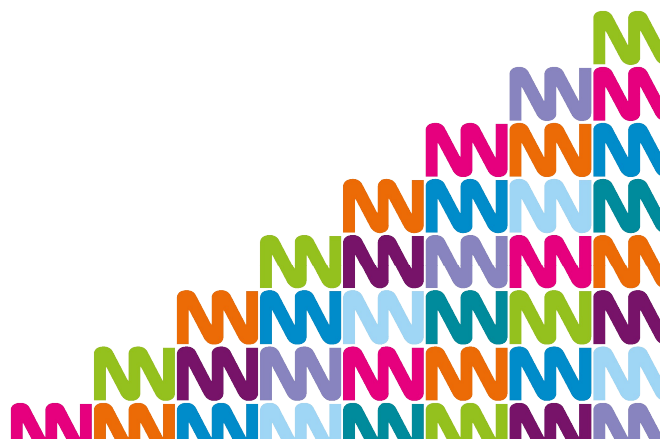
## 30 Sloane Crescent

Killyleagh  
BT30 9RB

£825 Per Month

- Mid Terrace
- Three Bedroom
- Lounge
- Kitchen & Dining Area
- W/C Bath & Stand Alone Shower
- Enclosed Rear Garden
- Email [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)
- Available Now
- Viewing by appointment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Mid Terrace Property situated within walking distance of Killyleagh town centre, close to local schools, transport and amenities.

The accommodation on the ground floor comprises of a spacious lounge, kitchen/dining with high & low level units including recess for oven/hob and washing machine and family bathroom in white suite including stand alone shower. whilst the first floor enjoys three sizable bedrooms.

Externally, the property has rear enclosed paved patio.

Full deposit and first months rent are payable in advance. This property is offered for a minimum period of 12 months and available for occupancy immediately.

## Application Process

To request an Application Form please contact [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com) - alternatively you can obtain a paper application form from our Downpatrick Branch.

At Quinn we do not charge a tenant an application charge.

## Rates

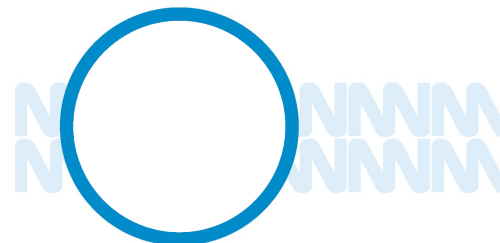
Rates are covered by the landlord.

## Pets

Pets can come with an increased risk of damage to the property - however we treat every application on an individual basis therefore it wouldn't be a deciding factor.

## Housing Benefit

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.



For any enquiry relating to this property, please contact

**Kayleigh Smyth**

[kayleigh@quinnestateagents.com](mailto:kayleigh@quinnestateagents.com)  
07710308955

### 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

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)

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)