



**61 Knockgorm Road  
Banbridge BT32 3TE**

**Offers In The Region Of  
£120,000**

- Affordable Detached Cottage
- Two Bedrooms
- Family Bathroom
- Spacious Living Area
- Open Plan Kitchen/ Dining Area
- Double Glazed Windows
- Detached Garage
- Only a Short Drive to Banbridge Town
- Plenty of Potential
- Call Now 028406 22226 & get booked in.

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		57
<b>E</b> 39-54		
<b>F</b> 21-38	29	
<b>G</b> 1-20		
Not energy efficient - higher running costs		





3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

**Sales and lettings:**  
banbridge@quinnestateagents.com  
ballynahinch@quinnestateagents.com  
downpatrick@quinnestateagents.com  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

**QUINN**  
Property Sales &  
Letting Specialists

Ground Floor



This delightful little cottage will grab the attention of many. Situated on a private site on the Knockgorm Rd with a spacious back garden this listing is full of potential. The property consists of Living room, Kitchen, two bedrooms and a Bathroom and will a small bit of renovation could become a fabulous family home.

## ACCOMODATION COMPRISES

### LIVING ROOM

14' 6" x 10' 1" (4.42m x 3.07m)

Front and rear view aspect with double panel radiator.

### KITCHEN

15' 1" x 10' 0" (4.6m x 3.05m)

Range of high and low level units with tiled walls comprising stainless steel sink unit, space for washing machine, space for cooker & recess for fridge freezer.

### BEDROOM ONE

10' 9" x 9' 8" (3.28m x 2.95m)

Single panel radiator and rear view aspect.

### BEDROOM TWO

9' 9" x 7' 2" (2.97m x 2.18m)

Single panel radiator with rear view aspect.

### BATHROOM

6' 11" x 6' 9" (2.11m x 2.06m)

Fitted with a white three piece suite to include W.C, wash hand basin, bath and half tiled walls.

### GARAGE

15' 11" x 8' 4" (4.85m x 2.54m)

### OUTSIDE

Concrete driveway with access to the garage. To the rear you have a large elevated grass lawn.



#### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or Installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

#### 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.