

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

QUINN

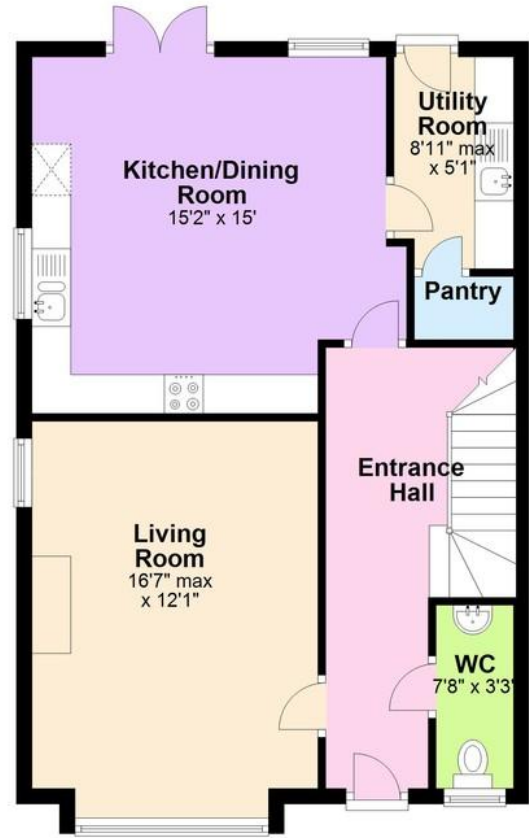
Property Sales &
Letting Specialists

T 028 9756 4400

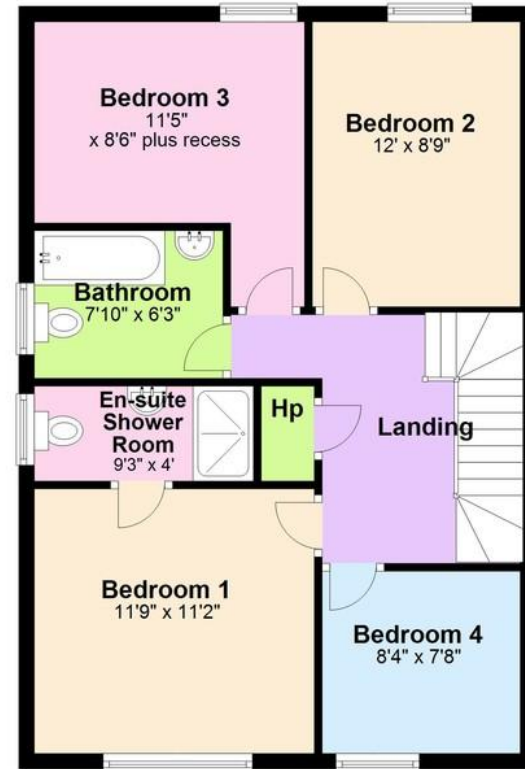
T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



**54 Old Coach Hill
Banbridge
BT32 3ZF**

**Offers In The Region Of
£177,000**

Secure this home with our in house
Financial Advisors Ritchie McLean.

- Stunning Detached Home
- Four Bedrooms
- Master Bedroom Ensuite
- Spacious Kitchen/Dining Room
- Generous Lounge with Stove
- Ground Floor W.C
- First Floor Family Bathroom
- Private South Facing Rear Garden with Views
- Detached Garage
- Early Viewing Recommended

RITCHIE
MORTGAGE **McLEAN**
SOLUTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	90	81
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			



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Quinn are pleased to present this stunning four bedroom semi detached home to the market. The property is decorated modernly from top to bottom and move in ready. This property would be ideal for the growing family with the four bedrooms and spacious ground floor accommodation. Externally the house benefits from the private south facing rear garden, green belt behind and detached garage. Old Coach Hill is a new and modern development situated on the Ballygowan Road Banbridge and is within an easy commuting distance from the A1 and the town centre.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Tiled floor with access to W.C, lounge and kitchen/dining area.

W.C

7' 8" x 3' 3"
(2.34m x 0.99m)

Tiled floor with W.C & wash hand basin.

LIVING ROOM

16' 7" x 12' 1"
(5.05m x 3.68m)

Fitted with wood burning stove.

KITCHEN/DINING AREA

15' 2" x 15'
(4.62m x 4.57m)

Modern walnut kitchen with high and low level units and recessed lighting to include gas hob, oven, extractor fan, dishwasher and space for fridge freezer. The room is fully tiled and you are lead into the garden through the double patio doors.

UTILITY ROOM

8' 11" x 5' 1"
(2.72m x 1.55m)

Tall larder space with low level units, stainless steel sink unit and space for washing machine.

FIRST FLOOR

BEDROOM ONE

11' 9" x 11' 2"
(3.58m x 3.4m)

With Ensuite

ENSUITE

9' 3" x 4' 0"
(2.82m x 1.22m)

Tiled floor with double shower cubicle, W.C and wall hung wash hand basin.

BEDROOM TWO

12' 0" x 8' 9"
(3.66m x 2.67m)

BEDROOM THREE

11' 5" x 8' 6"
(3.48m x 2.59m)

BEDROOM FOUR

8' 4" x 7' 8"
(2.54m x 2.34m)

BATHROOM

7' 10" x 6' 3"
(2.39m x 1.91m)

Tiled floor, low flush W.C, wall hung sink and bath with shower overhead.

DETACHED GARAGE

16' 10" x 8' 7"
(5.13m x 2.62m)



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 anyway 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.