



# 49 Beresford Hill

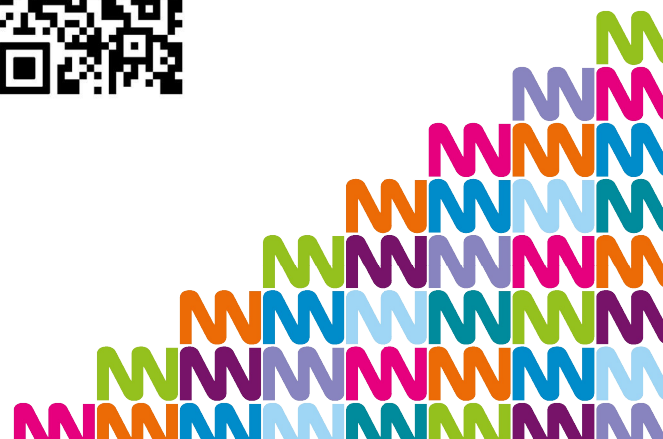
Dromore  
BT25 1HQ

Offers In The  
Region Of £168,950

- Semi Detached Home
- Three Bedrooms, Master with Ensuite
- Modern, Newly Installed Kitchen with Dining Area
- Recently Fitted Bathroom Suite with Free Standing Bath
- Generous Lounge with Open Fire
- Fully Enclosed & Well Maintained Rear Garden
- Oil Fired Central Heating
- EPC D 66
- Ample Off Road Parking
- Upvc Double Glazed Windows Throughout



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





This is an immaculate semi detached home which would make an ideal first time home or investment alike. The property has been very well maintained throughout with newly installed kitchen and bathroom along with the striking white cottage style internal doors. Outside has also been very well cared for with the added benefit of spacious off road parking and with reach of Dromore Centre. Dont miss out, call us now to get a viewing arranged.

#### GROUND FLOOR

Tiled entrance hallway with with under stair storage. Spacious lounge with laminate flooring & open fire. Modern open plan kitchen/dining area with tiled floor, recessed lighting with Grey contemporary units, white subway wall tiles, integrated dishwasher, space for cooker and recess for American style fridge freezer.

#### FIRST FLOOR

Three good sized bedrooms, bedroom one with ensuite. The ensuite has been fully tiled comprising double shower cubicle, W.C & wash hand basin with vanity beneath. Bathroom also fully tiled with recessed lighting to include free standing bath, W.C & wash hand basin again with vanity beneath.

#### OUTSIDE

Off road parking with pebbled driveway leading to the rear you have a fully enclosed garden with well maintained grass lawn.

#### CONTACT

If you require a viewing please get in contact via phone with Leanne on 02840622226/07703612260 or email - sales@quinnestateagents.com

#### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk



For any enquiry relating to this property, please contact

**Leanne Glover**

leanne@quinnestateagents.com  
07703612260

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

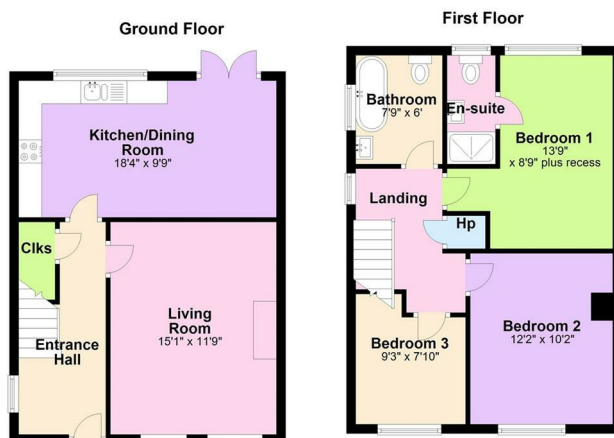
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

sales@quinnestateagents.com



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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Estate Agents

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