

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

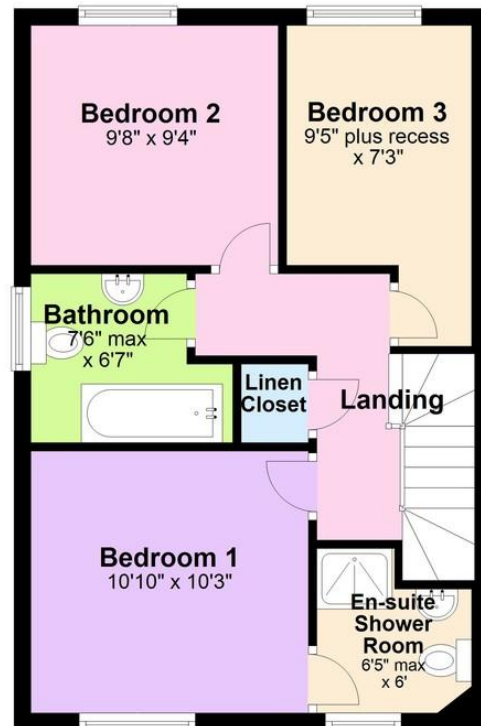
T 028 4461 2100

T 028 4062 2226

Ground Floor



First Floor



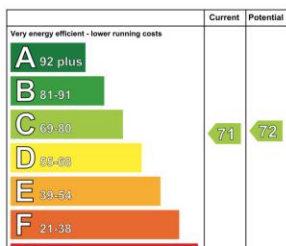
**31A Station Park
Crossgar
BT30 9FB**

**Offers in the Region Of
£139,950**

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

- Semi Detached Home
- Three Bedrooms, Master E-n-Suite
- Living Room with Stove
- Open Plan Kitchen/Dining Area
- Utility Room
- Ground Floor WC
- Modern Décor Throughout
- Centrally Located
- Perfect Starter Home

RITCHIE
MORTGAGE **McLEAN**
SOLUTIONS



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Situated in the well kept and much sought after Station Park development, this home is sure to attract plenty of interest.

Finished to an exceptional standard, the accommodation includes family bathroom, three bedrooms with the master ensuite, sizeable living room with feature stove, modern fitted kitchen and dining area with a separate utility room and ground floor WC.

The modern decor will surely appeal to those seeking a property with nothing to do but move in and enjoy!

Externally the property boasts a easily maintained front garden and fully enclosed rear entertaining area.

Prompt viewing is highly recommended and can be organised through Edel in our Downpatrick branch.

Accommodation Comprises:

ENTRANCE HALL

LIVING ROOM
15' 9" x 13' 10"
(4.8m x 4.22m)

KITCHEN/DINER
12' 10" x 10' 11"
(3.91m x 3.33m)

UTILITY ROOM
7' 6" x 3' 7"
(2.29m x 1.09m)

GROUND FLOOR WC
2' 6" x 2' 7"
(0.76m x 0.79m)

MASTER BEDROOM
10' 10" x 10' 3"
(3.3m x 3.12m)

ENSUITE SHOWER ROOM
6' 5" x 6' 0"
(1.96m x 1.83m)

BEDROOM 2
9' 8" x 9' 4"
(2.95m x 2.84m)

BEDROOM 3
9' 5" x 7' 3"
(2.87m x 2.21m)

BATHROOM
7' 6" x 6' 7"
(2.29m x 2.01m)



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.