



36 Granville Gardens, Banbridge, Down, BT32 3AH

Offers over £150,000

- 3 bedrooms
- Fitted Kitchen
- UPVC D/G windows, doors and fascia boards
- Solid oak doors
- Quiet residential area
- 2 Reception rooms
- White bathroom suite
- Oil Fired Central Heating
- Neat front garden
- South facing rear Garden

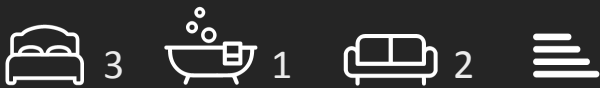
36 Granville Gardens, Banbridge BT32 3AH

Nestled in the charming area of Granville Gardens, Banbridge, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a prime location, offering easy access to local amenities, schools, and transport links, making it ideal for families and professionals alike.

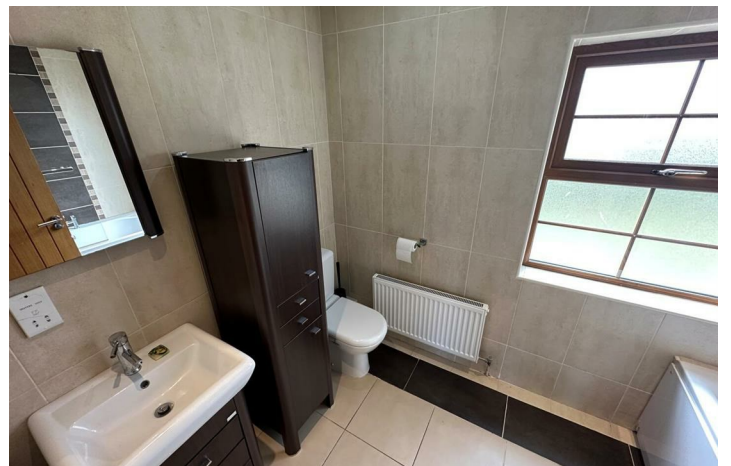
The terraced design typically provides a well-thought-out layout, ensuring efficient use of space. The house is likely to feature a welcoming living area, perfect for relaxation and entertaining guests. The kitchen, often the heart of the home, is expected to be functional and well-equipped, catering to all your culinary needs.

The surrounding area of Banbridge is known for its picturesque scenery and community spirit, providing a peaceful yet vibrant environment. Residents can enjoy nearby parks and recreational facilities, making it an excellent choice for outdoor enthusiasts.

This property represents a fantastic opportunity to create a warm and inviting home in a sought-after location. Whether you are a first-time buyer or looking to invest, this terraced house in Granville Gardens is certainly worth considering. Embrace the chance to make this house your home and enjoy all that Banbridge has to offer.



Council Tax Band: Northern Ireland





Entrance Hall

14'5" x 6'1"

Tiled floor, 1 single panel radiator, 1 single power point. 1 television point. Storage understairs.

Lounge

16'6 x 11

1 double panel radiator, 1 double power point, 1 single power point.

Kitchen

10'2" x 7'11"

Range of high and low extractor fan level units stainless steel sink units. Tiled floor. Partly tiled walls. 3 double power points. 1 single panel radiator.

Upstairs Landing

Hotpress with Immersion Heater Enviro Vent System.

Bedroom 1

11'9" X 10'

1 single panel radiator. 2 double power points.

Bedroom 2

11'2" x 9'6"

1 single panel radiator, 1 double panel radiator.

Bedroom 3

9'6" x 6'

1 single panel radiator, 1 double power point.

Bathroom

9'6" x 6'

White suite comprising bath with side taps and Redring electric shower with glass screen. WC wash hand basin with vanity unit and tall boy. Fully tiled walls and floors. Wall mounted mirror. Shaving point. 1 double panel radiator.

Outside

Neat front garden

Enclosed rear garden with outside store and boiler house. Plumbed for automatic washing machine. Outside tap. Outside light.

Directions

Viewings

Viewings by arrangement only. Call 028 92 693800 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	