

33 Barcroft Park
NEWRY BT35 8EW

shooter
property services



This spacious one reception, three bedroom dwelling is situated in this popular residential development close to the city centre, schools, A1 Bypass and local amenities.

The property was extended in recent years with features including integrated kitchen, oil heating, pvc double glazed windows and the benefit of a separate rear entrance.

This sale would be ideally suited to the first time buyer or investor market and comes with a high recommendation of early internal inspection as keen interest is anticipated by the selling agents.

for sale



3



1



1

£103,000

Entrance Hall

PVC front door. Ceramic tiled floor and telephone point.

Lounge

12' 10" x 10' 0" (3.91m x 3.05m)

Mahogany fireplace with marble inset / hearth and open fire. Solid wooden floor. Coved ceiling and centrepiece. Television point.

Kitchen/Diner

13' 4" x 11' 8" (4.06m x 3.55m)

Range of fitted pvc coated high and low level units including oven, hob, fan, washing machine and fridgefreezer.

Fully tiled floor and part tiled walls.

Rear Hall

Ceramic tiled floor. PVC double glazed door to rear.

Bathroom

10' 0" x 4' 7" (3.05m x 1.40m)

Open walk in shower, toilet and wash hand basin. Fully tiled walls and floor.

First Floor

Bedroom 1 - To Rear

7' 8" x 8' 7" (2.34m x 2.61m)

Laminate floor.

Bedroom 2 - To Rear

10' 9" x 8' 4" (3.27m x 2.54m)

Hotpress off.

Bedroom 3 - To Front

13' 8" x 9' 6" (4.16m x 2.89m)

Laminate floor and built in wardrobe.

External

Garden area to front with outside light.

Enclosed rear garden and concrete patio area, selection of plants and shrubs. Outside light, whirline and watertap. Separate rear entrance,

Price:

Offers over £ 103,000

Ref: 3985

Features:

- *Oil Fired Central Heating
- *PVC Double Glazed Windows
- *PVC Front and Rear Doors
- *White Panelled Internal Doors
- *Good Decorative Order
- *Carpets and Blinds Included
- *Popular Residential Location
- *Plus Many Other Features

Appointments:

Please call (028) 30260565

Mon – Fri 9am to 5.30 pm

Sat 9.30am to 12 noon



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		



Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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