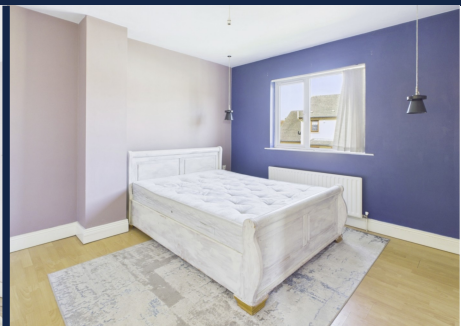
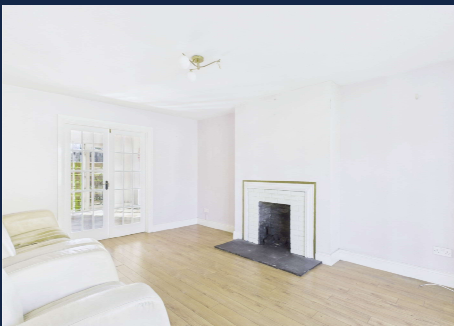


3 Brookview Close
Bessbrook
NEWRY BT35 7FB

shooter
property services



This deceptively spacious 3 bed semi-detached property with private parking and large rear garden enjoys the benefit of being within walking distance of the centre of Bessbrook village and all local amenities. Interested buyers should note that the dwelling benefits from a chain free / no onwards chain transaction. The property would be ideally suited to first time buyers or for family living and comes with a high recommendation of early internal inspection.

for sale



3



1



1

£180,000

www.shooter.co.uk

Entrance Hall

Hardwood door. Storage cupboard off. Telephone point.

Living Room

12' 5" x 15' 3" (3.78m x 4.65m)
Bay window. Open fireplace with brick surround and slate hearth. Telephone point and laminate floor. Double French doors leading to kitchen / dining.

Utility room

5' 10" x 3' 9" (1.78m x 1.15m)
Worktop and space for washing machine. Hardwood door to side.

W.C.

3' 1" x 4' 11" (0.93m x 1.50m)
Hotpress off. Carpet.

Bedroom 1

11' 3" x 12' 2" (3.42m x 3.71m)
Built-in wardrobe. Television and telephone points. Laminate floor.

Bedroom 2

11' 6" x 12' 2" (3.51m x 3.71m)
Walk-in wardrobe, telephone point and laminate floor.

Bedroom 3

7' 4" x 8' 7" (2.23m x 2.62m)
Built-in cupboard. Laminate floor.

Bathroom

Toilet, pedestal wash hand basin, white panelled bath, enclosed shower enclosure with electric shower unit. Extractor fan. Ceramic tiled floor and fully tiled walls.

External

Tarmacadam driveway with parking to side. Neat grass lawn to front and side with mature trees and shrub beds. Fully enclosed rear garden with gated entrance to side. Wooden fence boundary with laurel hedge. Paved patio area with garden shed and outside bar. Large grass lawn with hidden area for oil tank. Washing line, outside light and watertap.

Price:

Offers Around: £180,000

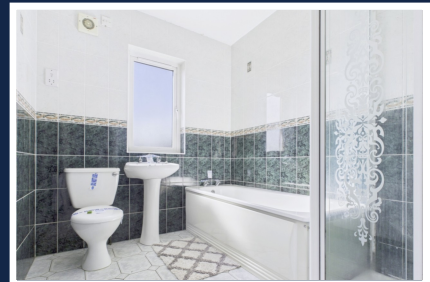
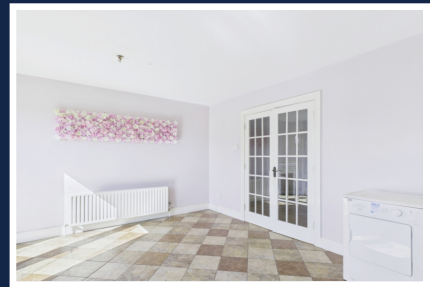
Tenure - Freehold
Ref: 4423

Note:

* DISCLAIMER: All Services /

Appliances Have Not And Will Not Be Tested

* Benefits From A Chain Free / No Onwards Chain Transaction



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

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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