

## 6 Michael Mallin Park, Newry, BT35 8EA



**Asking Price £155,000**



## NEW TO THE MARKET!

We are pleased to offer new to the market this excellent end of terrace townhouse situated in a convenient location within walking distance of Newry City Centre and Shopping Precincts with several local Primary, Secondary Schools and Newry College being nearby with the added bonus of being within a few minutes drive to the A1/N1.

Internally the property benefits from well-proportioned accommodation that is ideal for a variety of purchasers and should tick plenty of boxes on your wish list!

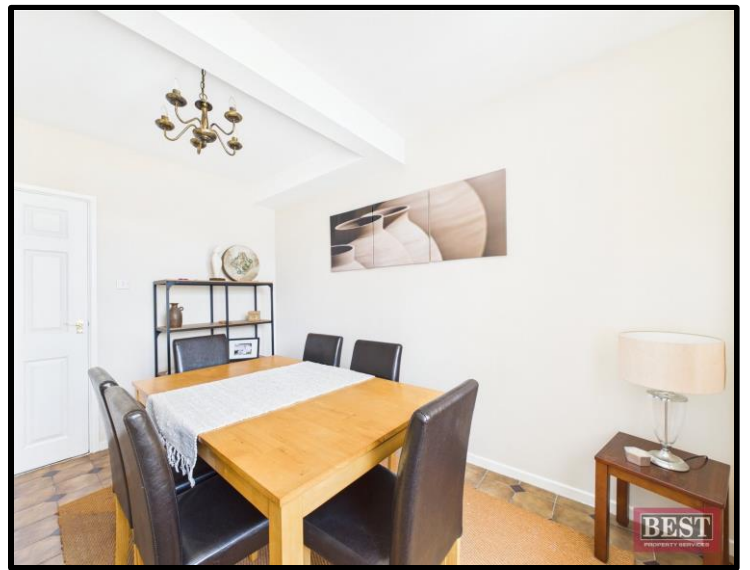
Accommodation comprises of an entrance porch hall with pvc front door, leading to the entrance hall, there is a lovely bright lounge with laminate flooring and a marble fireplace with electric fire inset. To the right of the hallway you will find the dining room which is accessible to the kitchen. To the rear of the property you will find a fully fitted kitchen with a good range of high & low-level units and has an electric hob, integrated dishwasher, oven and extractor fan with a door leading to the utility room and access to the dining room. The utility room has plumbing for the washing machine and tumble drier and there is access to the rear patio area. On the first floor there are three generous sized bedrooms all of which have built in storage and the shower room consists of a three piece suite with a separate shower cubicle fully tiled and vanity sink unit with mirror above. The w.c. is adjacent.

Externally there is a raised garden laid in plants, shrubs and flowers with a patio area. There is also a separate storage shed and an outside tap.

We would expect a high level of interest in this property due to its location and viewing is by appointment only.

- EXCELLENT END OF TERRACE TOWNHOUSE WITHIN WALKING DISTANCE OF NEWRY CITY CENTRE
- Ground Floor Accommodation: Entrance Hall, Lounge, Dining Room, Kitchen/Dining Area, Utility Room
- First Floor Accommodation: Landing, Three generous sized bedrooms, Shower Room, Separate W.C.
- Oil Fired Central Heating. Pvc Double Glazing.
- Heating system is operated via Smart Tado thermostat
- Located in a quiet cul-de-sac in the heart of Newry
- Gardens laid in plants and shrubs to the rear with patio area. Outside Store. Outside Tap.
- Access to the side of the property.
- Carpets, curtains and blinds included within sale.

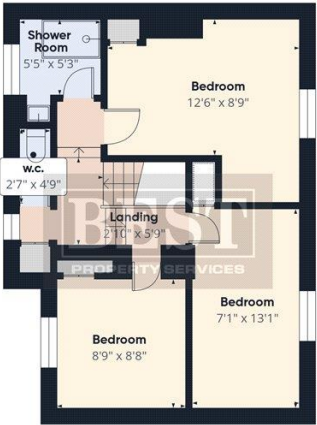




# Floorplan



Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>  
893 ft<sup>2</sup>

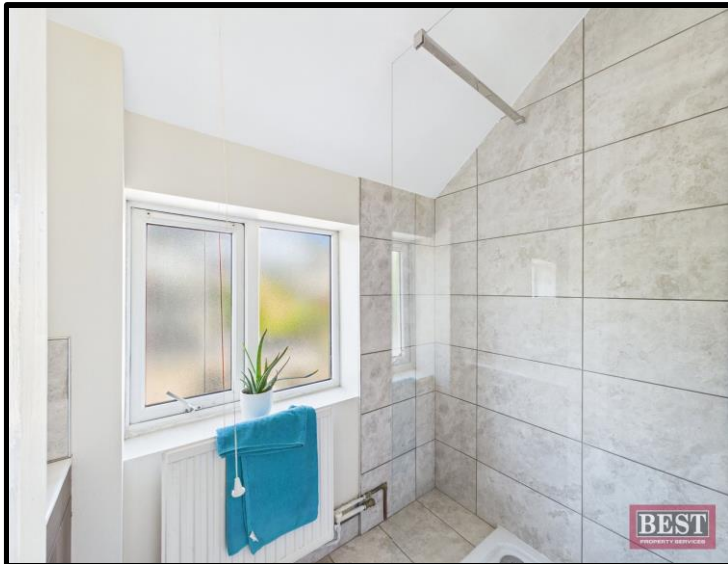
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## **Energy Performance Certificate**

TBC

### **Viewing:**

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

### **Customer Due Diligence**

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### **Intending Purchasers**

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### **REQUEST A VALUATION**

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

### **Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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