

45 Annsville, Newry, BT34 1AB



Asking Price £207,500

New to the market!

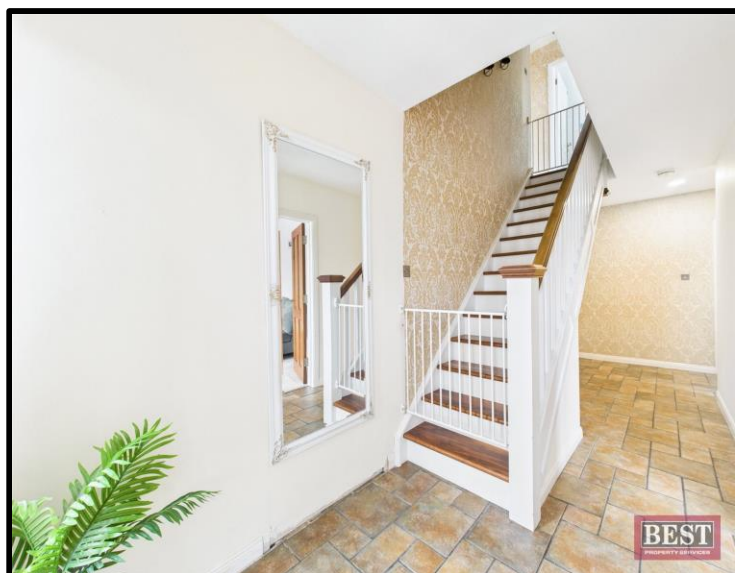
Occupied by the current owners since 2021 this well-maintained, bright Family Home offers spacious accommodation and should certainly tick all the boxes for first time buyers and growing families. Conveniently situated approximately 1.5 miles from Newry City Centre within the ever-popular family friendly Development of Annsville. This house will only be fully appreciated after a viewing.

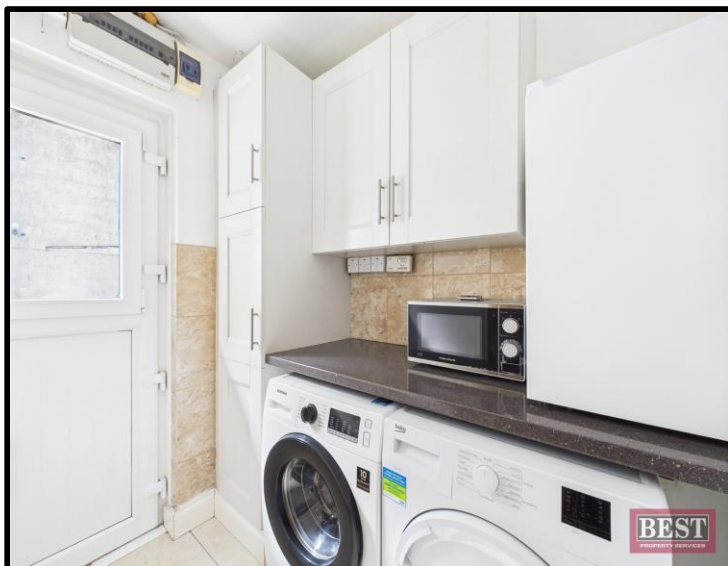
Ground Floor Accommodation comprises a welcoming Entrance Hall with tiled flooring, The Lounge is located to the front of the property and has laminate flooring. The Open Plan Kitchen/Dining/Living Area has a range of high and low-level units with electrical appliances and a wood burning stove. Bedroom one is located to the rear of the property and the Family Bathroom consists of a three piece suite with a separate shower cubicle. On the First Floor there are 3 well-proportioned Bedrooms one of which has a built in closet and there is a shower room on this level with a three piece suite.

Externally to the side there is a tarmac driveway providing off-street parking and gardens laid in lawn to the front with timber fencing. Concrete yard to the rear and timber shed with storage area for bin access.

The property is within the catchment area for local, Primary and Secondary Schools with local amenities close by. Location from Newry take the Rathfriland Road travel for 0.8 miles and turn left into Annsville which is opposite the MOT centre, Number 45 is located on the right hand side.

- EXCEPTIONAL FOUR BEDROOM SEMI DETACHED FAMILY HOME FOR SALE.
- Ground Floor Accommodation: Entrance Hall, Lounge, Open Plan Kitchen/Dining/Living Room with wood burning stove and fitted Kitchen, Utility Room, Family Bathroom.
- First Floor Accommodation: Three generous sized bedrooms with carpet flooring, Shower Room.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the front laid in lawn with timber fencing to boundaries. Concrete yard to the rear. Timber shed.
- Tarmac driveway with off street parking.





Floorplan



Ground Floor



Floor 2



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

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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