

149 Barcroft Park, Newry, BT35 8EW



Asking Price £129,000

Introducing new to the market this three bedroom mid terraced town house located within Barcroft Park, Newry

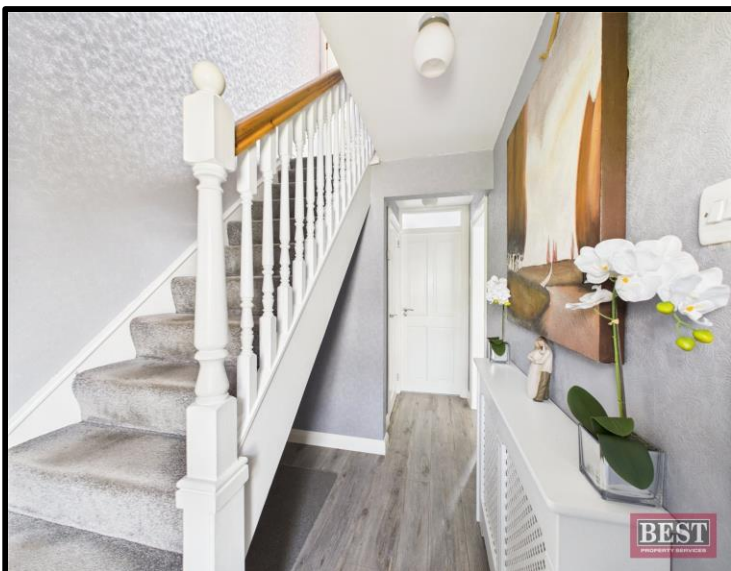
On entering the property you will find the entrance hall with laminate flooring and under stair storage. The lounge is located to the front of the house and has laminate flooring. To the rear you will find the main house bathroom which includes a three piece suite with a shower attachment over the bath and pvc cladding to walls. The spacious kitchen/dining area is located to the rear and consists of a range of upper and lower level units with single drainer sink and is plumbed for a washing machine. Adjacent to the kitchen there is a rear hallway leading to a paved area to the rear with timber fencing to boundaries.

Moving upstairs the main bedroom is to the front of the property and comes complete with built in slide robes, two bedrooms are to the rear one of which has a built in wardrobe.

Externally there is a garden laid in lawn to the front and a paved area to the rear with timber fencing to boundaries.

This property would make the perfect home for a first time buyer

- EXCELLENT THREE BEDROOM MID TERRACE HOME FOR SALE
- Ground Floor Accommodation: Entrance Hall, Cloak Room, Lounge, Kitchen/Dining Area, Family Bathroom.
- First Floor Accommodation: Three generous sized bedrooms, Hotpress.
- Oil Fired Central Heating, Pvc Double Glazing.
- Gardens laid in lawn to the front.
- Paved area to the rear with timber fencing to boundaries.

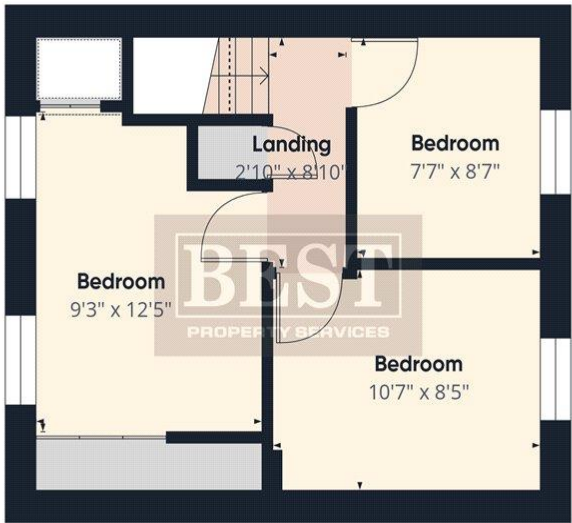




Floorplan



Ground Floor



Floor 2



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	70 C
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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