

## 87 Park View, Cloughoge, BT35 8LX



**Asking Price £149,950**

New to the market!

Introducing to the market this three bedroom semi detached home located in the residential Park View, Cloughoge located just off the Forkhill Road.

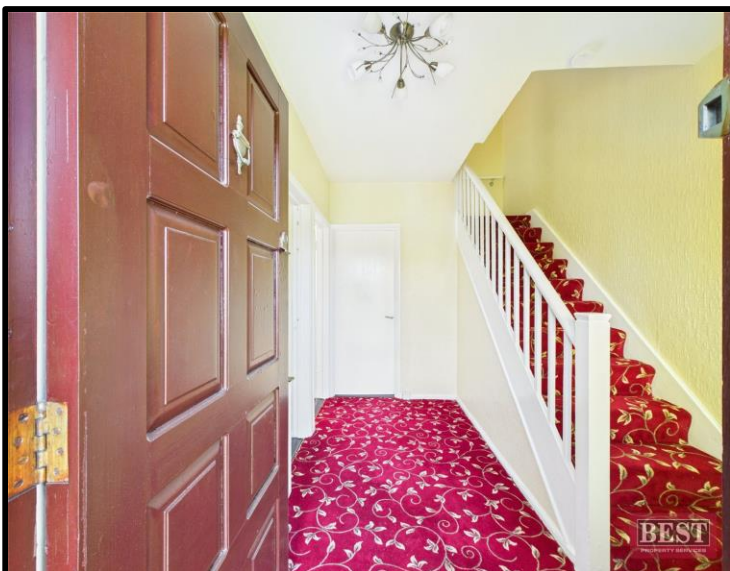
The property consists of a tiled entrance porch, accessed via sliding patio door leading through to a welcoming entrance hall with carpet flooring. The main living room is located to the front of the home, with a lounge to the rear which has carpet flooring and built in cupboards. There is a modern kitchen with floor tiles to the rear of the property, with a full range of upper and lower kitchen units, built in electric hob and oven and space for a fridge, washing machine and tumble dryer.

Upstairs, there are two double bedrooms with carpet flooring to the front of the house, one of which has built in wardrobe space. In addition to this there is a single bedroom with carpet flooring overlooking the back of the house with storage space. The house bathroom is fully tiled with a white three piece suite and electric shower over the bath.

Externally there are gardens laid in lawn to the front with timber fencing to boundaries, garden with lawn to the rear and a block built boiler house.

This home would make an ideal purchase for either a first time buyer or buy to let investor.

- Three Bedroom Semi Detached House
- Located in Park View, Cloughoge
- Downstairs: Living Room, Lounge, Kitchen
- Upstairs: Two Double Bedrooms, One Single Bedroom, One Bathroom
- Oil Fired Central Heating
- Gardens laid in lawn to the front and rear
- PVC Windows and Mahogany Front Door
- Carpets and Blinds included in sale









## Floorplan



Floor 1



Floor 2



## **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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