

40 Fifth Avenue, Newry, BT35 6HG



Asking Price £139,950

New to the market.

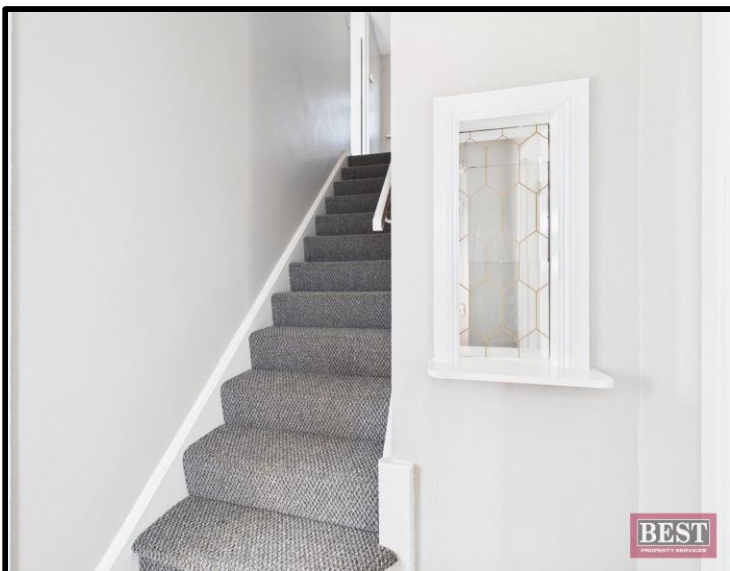
This three bedroom semi detached property is located less than five minutes from the Dublin/Belfast A1 and is within walking distance to Newry City Centre. The property is within the catchment area for local primary and secondary schools.

Accommodation comprises on the ground floor of an entrance hall with vinyl flooring, the lounge is located to the front of the property and has carpet flooring and a pine surround fireplace with open fire, the kitchen/dining area is located from front to back with a range of upper and lower level units with integrated dish washer, hob, oven and extractor fan with plumbing for a washing machine and access to the rear. On the first floor there are three bedrooms all with built in wardrobes and the family bathroom consists of a three piece suite with vanity unit and electric shower attachment over the bath with a shower screen.

Externally there are gardens laid in lawn to the front with walls and timber fencing to boundaries. The rear garden is laid in lawn with timber fencing to boundaries. Store to the rear with a timber shed.

Viewing by appointment with the Sole Selling Agents.

- EXCELLENT THREE BEDROOM SEMI DETACHED HOME
- Accommodation comprises on the Ground Floor: Entrance Hall, Lounge, Kitchen/Dining Area.
- Accommodation comprises on the First Floor: Landing, Three Bedrooms, Bathroom.
- Gas Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front with block walls and timber fencing.
- Gardens laid in lawn to the rear with timber fencing to boundaries.
- Store to the rear. Timber Shed.

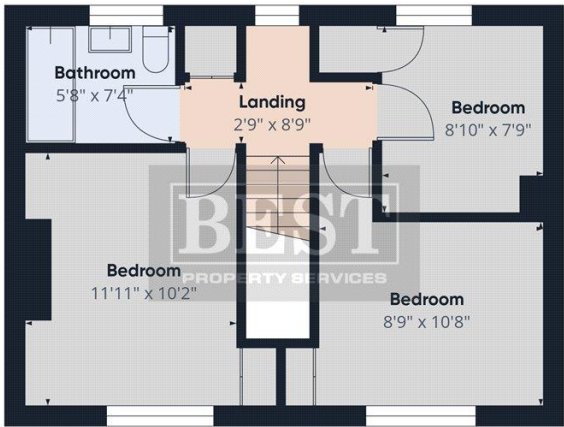




Floorplan



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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@_BESTproperty

Tel: 028 3026 6811

info@bestpropertyservices.com

bestpropertyservices.com