

51 Hawthorn Hill, Newry, Co. Down, BT35 8DE



Guide Price £269,950

New to the Market!

Best Property Services are delighted to welcome to the market 51 Hawthorn Hill, Newry, a charming and beautifully maintained three-bedroom detached bungalow situated within a mature and highly sought after residential area. This much loved family home has been carefully maintained and cherished by the current owners for the past 45 years, offering spacious, versatile accommodation all on one level.

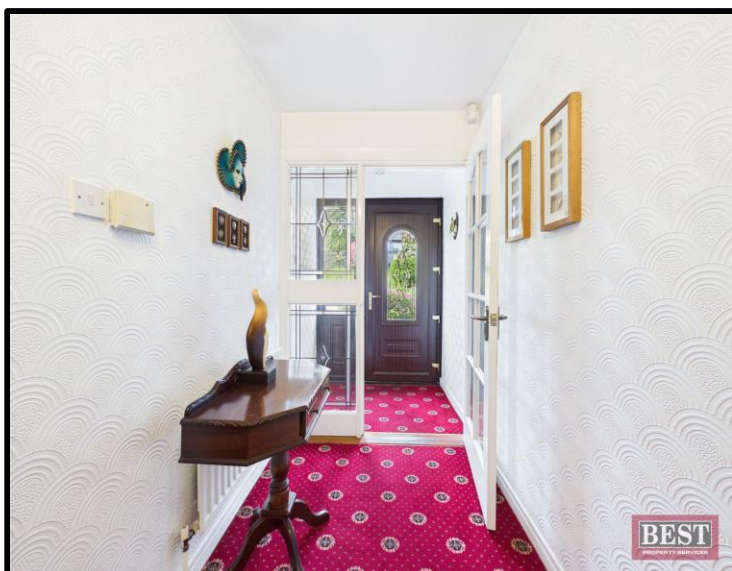
Internally, the property is bright and well proportioned throughout, beginning with an entrance porch leading to a welcoming hallway. To the front of the home are three generous sized bedrooms, all benefitting from built-in storage. The main living and dining room is located to the rear of the property and provides a warm and inviting family space, complete with feature fireplace and direct access to the rear garden. The kitchen is fitted with a range of upper and lower level units, space for appliances and a practical serving hatch through to the dining area.

Further enhancing the flexibility of the home is a second reception room which could easily serve as an additional lounge, fourth bedroom, home office or playroom depending on individual requirements. The property also benefits from two bathroom facilities, including a fully tiled shower room and a separate family bathroom fitted with three-piece suite and vanity sink unit. A utility/boiler house adds further practicality.

Externally, the property enjoys a large enclosed rear garden laid in lawn with mature shrubs and planting to the boundaries, together with a paved patio area ideal for outdoor dining and entertaining. The rear garden also benefits from attractive open views overlooking Newry city. To the front, a private gated tarmac driveway provides ample off street parking, complemented by a neat lawn and mature planting which create an appealing first impression. Offering excellent potential, generous accommodation and a prime residential setting, this attractive bungalow is sure to appeal to a wide range of purchasers, particularly downsizers, families or those seeking single storey living in a convenient location close to Newry City Centre, local amenities and transport links.

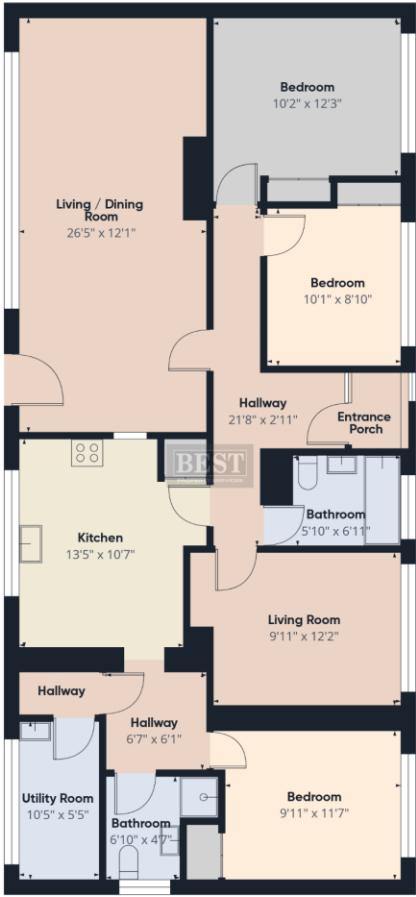
Early viewing is highly recommended.

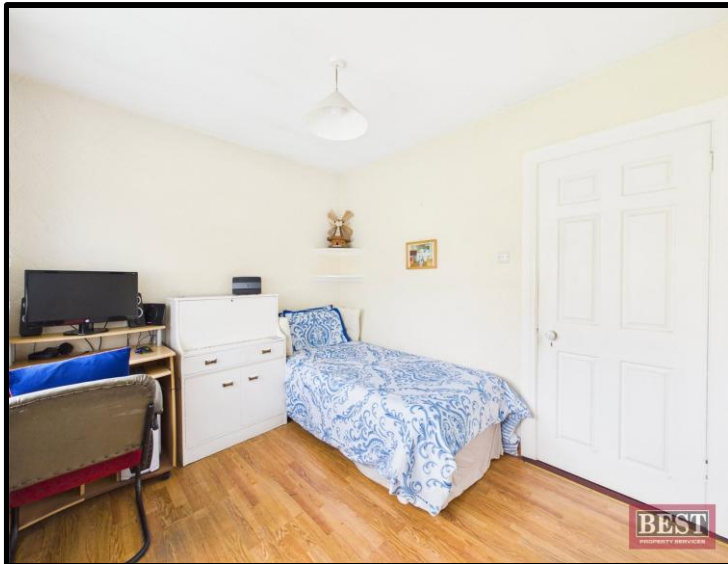
- **THREE BEDROOMED DETACHED BUNGALOW**
- Accommodation: Living / Dining Area, Lounge, Kitchen, 3 Double Bedrooms, 2 Bathrooms, Utility
- Ideally Situated on a Quiet Residential Street just off the Dublin Road, with easy access to the A1/N1
- Beautifully Maintained Front and Rear Gardens
- Oil Fired Central Heating. PVC Double Glazed Windows
- Private Gated Driveway with Ample Off Street Parking

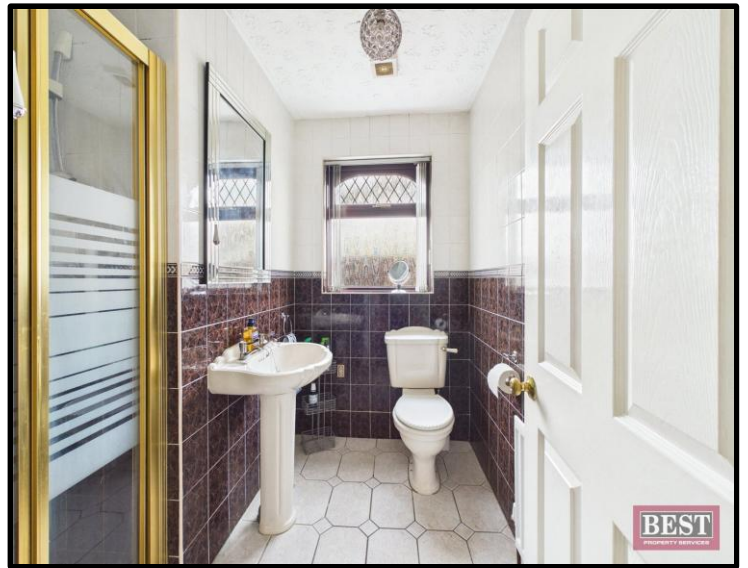




Floorplan







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	43 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.

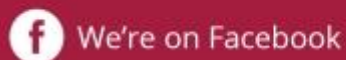
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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