

73 Chancellors Hall, Newry, Co. Down, BT35 8UZ



Offers Over £329,950

Excellent Four Bedroom Detached Family Home Situated Within a Family Friendly Development

This beautifully presented four bedroom detached family home offers spacious, versatile accommodation finished to a high standard throughout. Situated within a popular family-friendly development, the property enjoys a convenient location close to an excellent selection of schools, local amenities and transport links, making it an ideal choice for growing families.

The property is entered via an attractive entrance porch with tiled flooring, leading through a decorative internal door into a welcoming hallway featuring wooden flooring and useful built in understair storage. To the front of the home is a bright and spacious lounge, complete with a stunning marble fireplace incorporating a wood burning stove, creating a warm and inviting focal point.

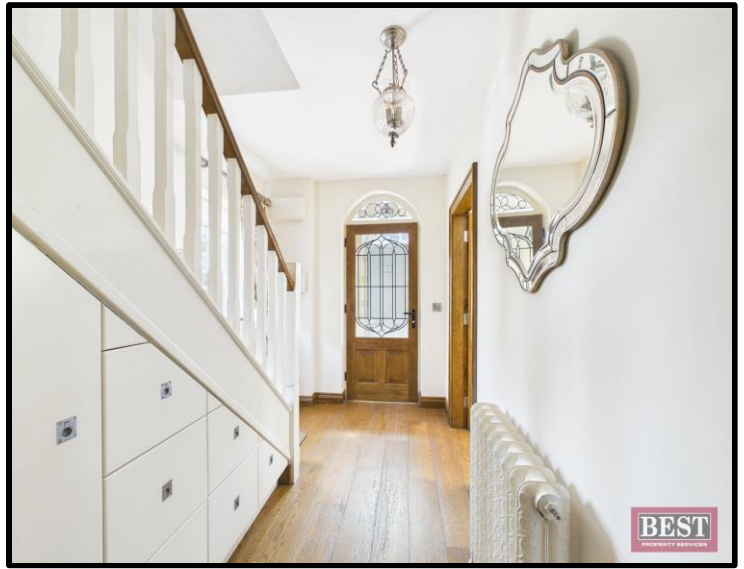
The heart of the home is the impressive modern kitchen, fitted with an excellent range of high and low level units, granite worktops, a Belfast sink, integrated dishwasher, Rangemaster cooker and American style fridge freezer. Steps lead down to a spacious dining area/sunroom with double doors opening onto the side and rear gardens - perfect for family dining and entertaining. Adjacent to the kitchen you will find the rear hallway with tiled flooring which provides access to a versatile second reception room with wooden flooring and a feature brick effect wall. This adaptable space would make an ideal family room, playroom, home office or ground floor bedroom. Also on the ground floor is a well equipped utility room with fitted storage, plumbing for a washing machine and tumble dryer, together with a fully tiled shower room fitted with a modern three piece suite.

The first floor offers four well proportioned bedrooms, all finished with attractive wooden flooring. Three of the bedrooms enjoys walk in wardrobes, while two further bedrooms feature built in wardrobes, providing excellent storage throughout. Completing the accommodation is a stylish fully tiled family bathroom featuring a contemporary three piece suite with a freestanding bath.

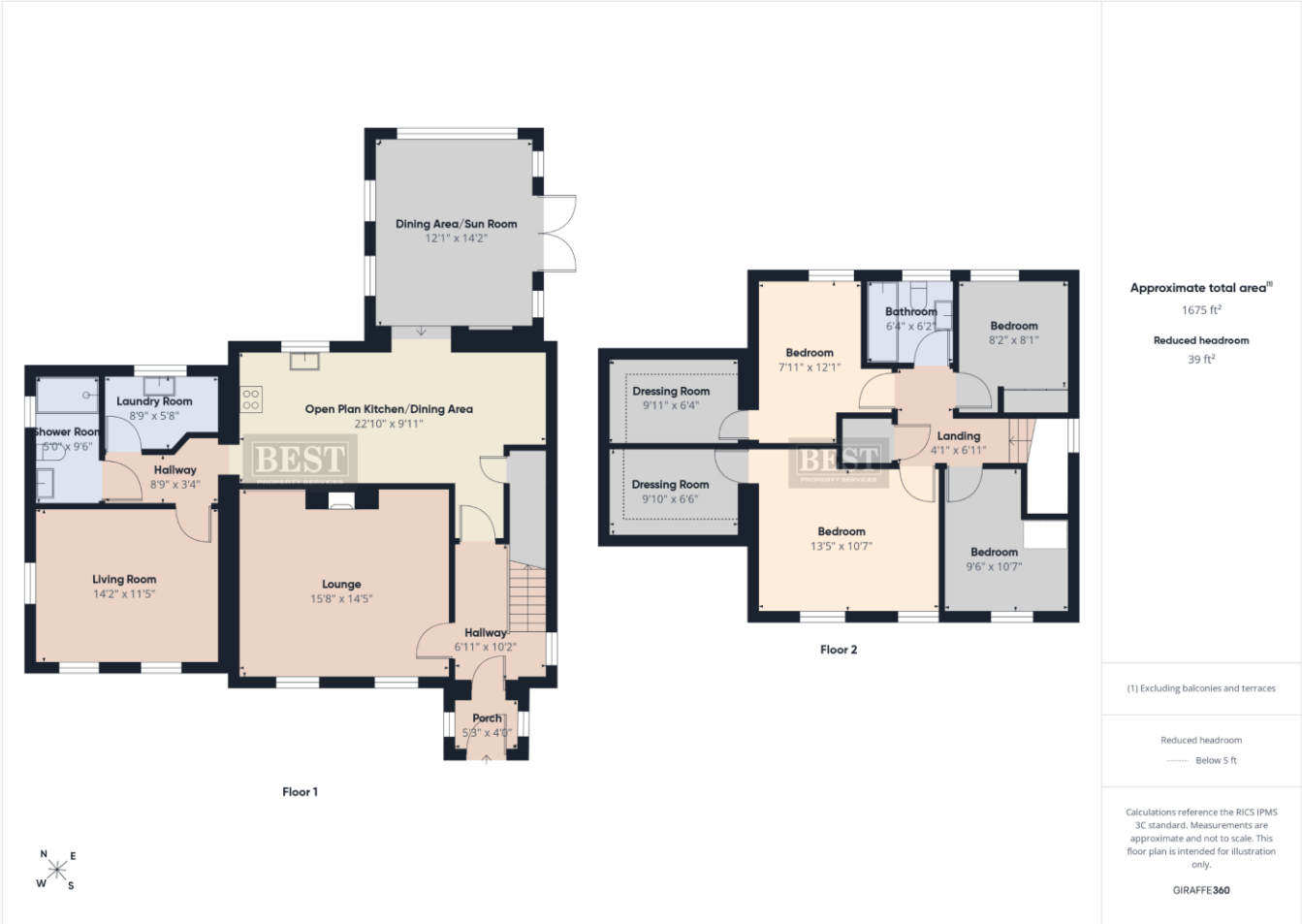
Externally, the property continues to impress with extensive brick paved parking providing ample space for several vehicles, secure composite and timber fencing to the boundaries, and a generous side garden laid in lawn offering an excellent outdoor space for children to play or for summer entertaining.

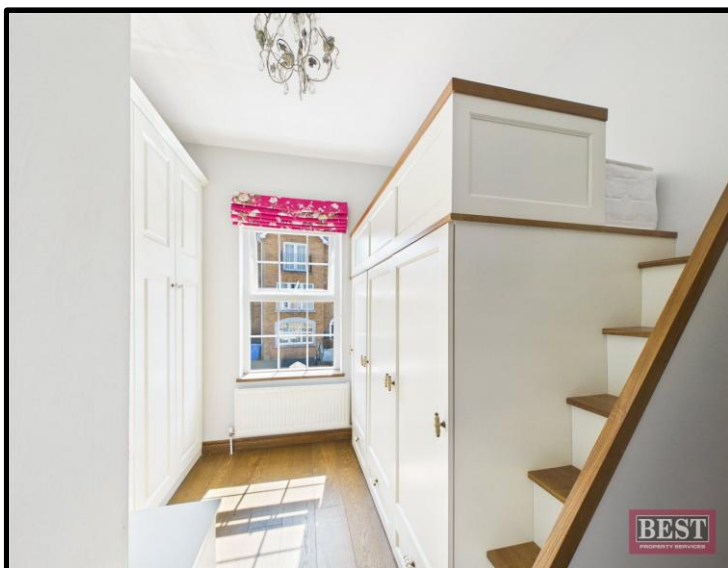
Offering generous accommodation, flexible living space and a superb location close to a host of highly regarded schools, this exceptional family home is ready for immediate occupation and is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

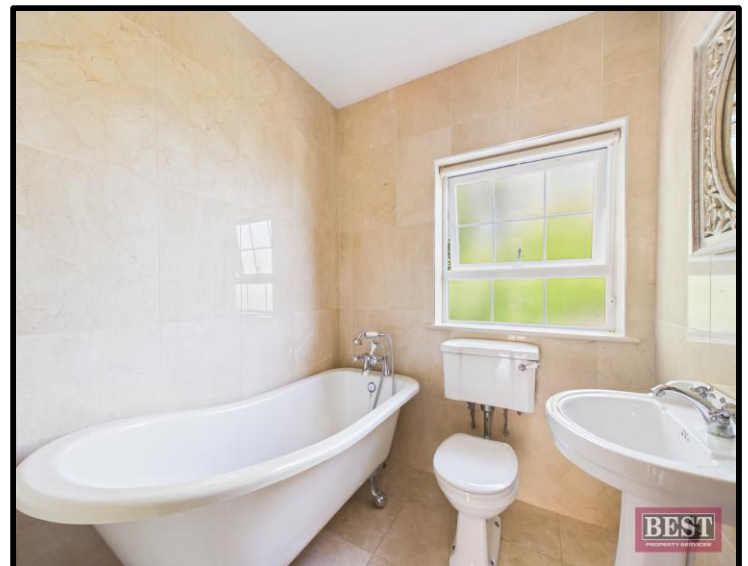
- EXCELLENT FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN A FAMILY FRIENDLY DEVELOPMENT
- Entrance Porch, Entrance Hall, Lounge, Living Room, Open Plan Kitchen leading to Dining/Sunroom, Utility Room, Shower Room, Cloakroom.
- First Floor Accommodation: Landing with access to roofspace and hotpress. Four generous sized bedrooms with built in wardrobe/walk in wardrobes. Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing. Wired for intruder alarm.
- Externally brick paving to the front and sides with composite/timber fencing to boundaries. Large garden to the side laid in lawn.
- Brick boiler store.
- Blinds and curtains included within sale.

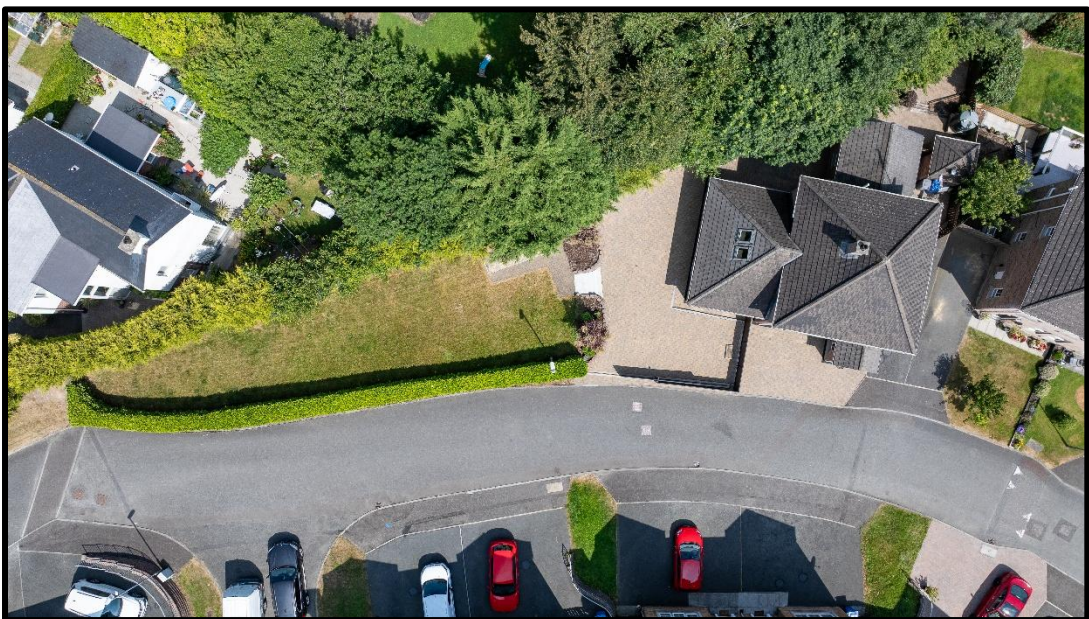


Floorplan











Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	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.

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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.

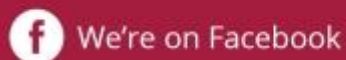
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
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