

70 Chestnut Grove, Newry, Co. Down, BT34 1JL



Guide Price £335,000

We are delighted to welcome new to the market, occupying a generous site of approximately 0.22 acres, this attractive detached family home enjoys a superb south facing side and rear garden, offering excellent outdoor space and an ideal setting for family living.

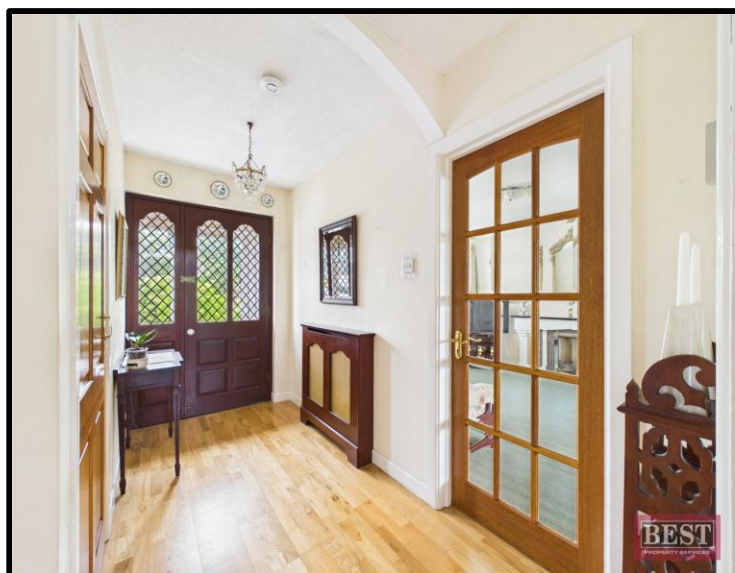
The well proportioned accommodation comprises a welcoming entrance hall, cloakroom, hotpress, spacious lounge with open fire, separate living room with double doors leading to the rear patio and garden. The kitchen/dining area comprises of upper and lower level units with integrated hob, oven, dishwasher and a breakfast bar. A bright sun room with underfloor heating overlooking the garden, three well-appointed bedrooms (including a principal bedroom with ensuite shower room) and a modern family bathroom.

The property benefits from oil fired central heating, mahogany double-glazed windows, and a bright, practical layout designed for comfortable everyday living.

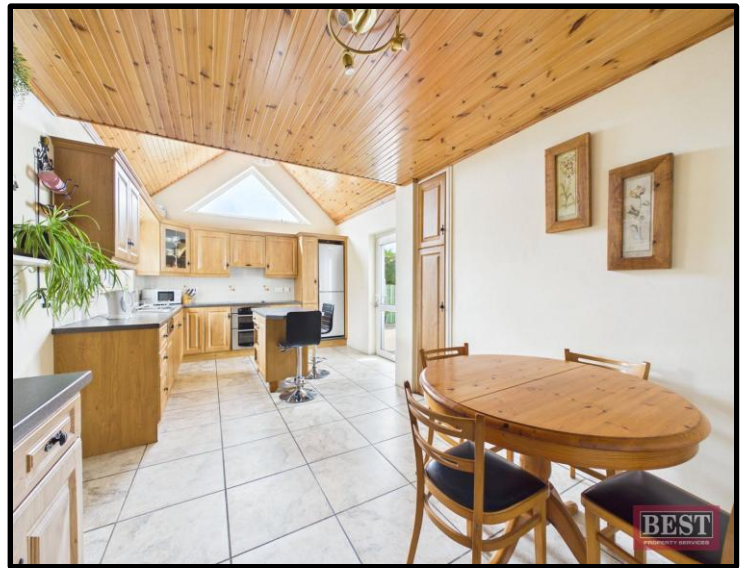
Externally, the mature front, side and rear gardens are beautifully maintained and laid in lawn, complemented by a variety of established plants, shrubs, flower beds and mature hedging. A paved patio area provides an ideal space for outdoor entertaining, while the tarmac driveway offers ample off-street parking. Additional features include a boiler room and a timber garden shed.

Conveniently located within easy reach of an excellent selection of primary and secondary schools, this is an ideal home for growing families seeking space, privacy and convenience.

- EXCELLENT DETACHED FAMILY HOME ON APPROX. 0.22 ACRES WITH A LARGE SOUTH FACING SIDE AND REAR GARDEN.
- Entrance Hall, Cloakroom, Hotpress, Lounge, Living Room, Sun Room, Three Bedrooms (one with Ensuite Shower Room), Family Bathroom.
- Oil Fired Central Heating. Sunroom has underfloor heating. Mahogany double glazing.
- Mature gardens to the front side and rear laid in lawns with a variety of plants, shrubs, flower beds and hedging.
- Paved area to the rear. Tarmac driveway. Boiler Room to the rear. Timber shed to the rear.
- Within close proximity to a host of Primary & Secondary Schools.









Floorplan







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.

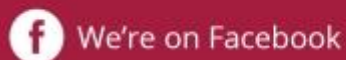
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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