

5 Acorn Hill, Bessbrook, Newry, BT35 7BY



Offers Over £184,950

Excellent Extended Three-Bedroom Semi-Detached Family Home

An excellent opportunity to purchase this extended three-bedroom semi-detached family home, ideally positioned just off the Camlough Road in a popular and convenient residential location.

The property offers generously proportioned accommodation over two floors, with the benefit of an extension providing additional family living space. The ground floor comprises a welcoming entrance hall, lounge, spacious living room/dining room, kitchen and cloakroom, while upstairs there are three bedrooms and a shower room.

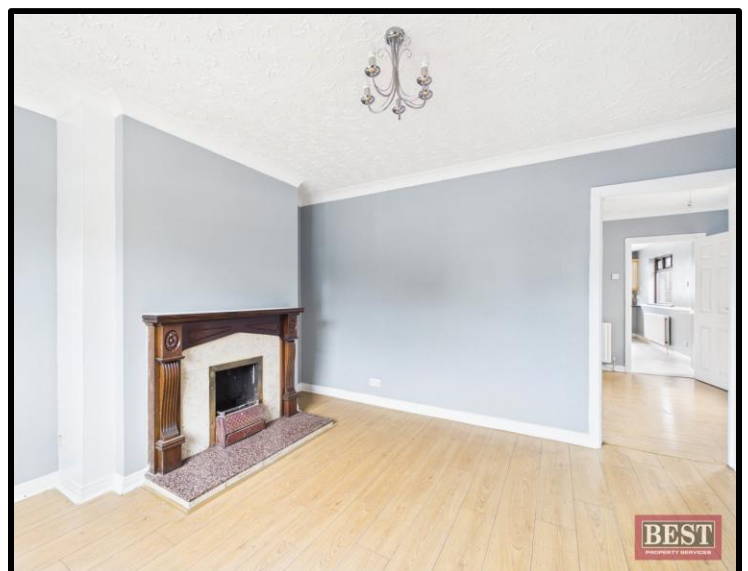
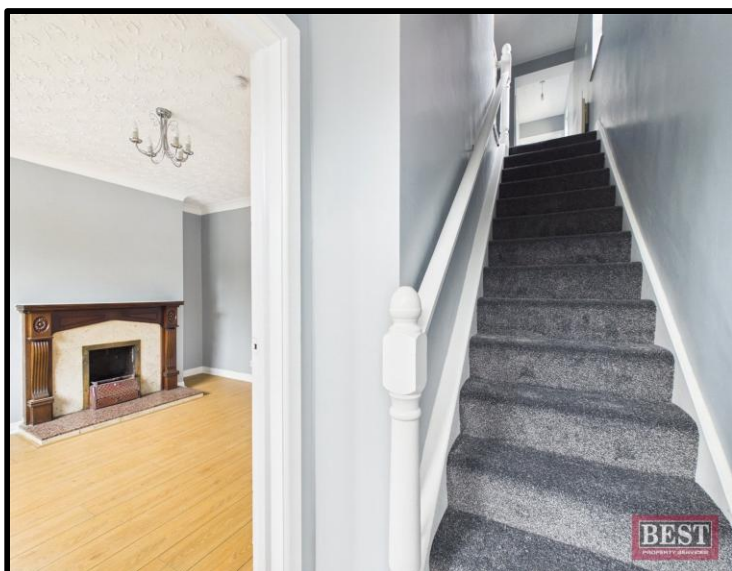
Externally, the property enjoys a front garden laid in lawn, while the rear yard provides excellent off-street parking for several vehicles – a particularly useful feature for a growing family.

The location is ideally suited to family life, being within easy reach of a host of local primary and secondary schools, while excellent transport links provide convenient access to the A1/N1 and surrounding towns and amenities.

Further benefits include oil-fired central heating and double glazing.

An ideal family home offering excellent accommodation, generous outside space and a convenient location. Early viewing is highly recommended.

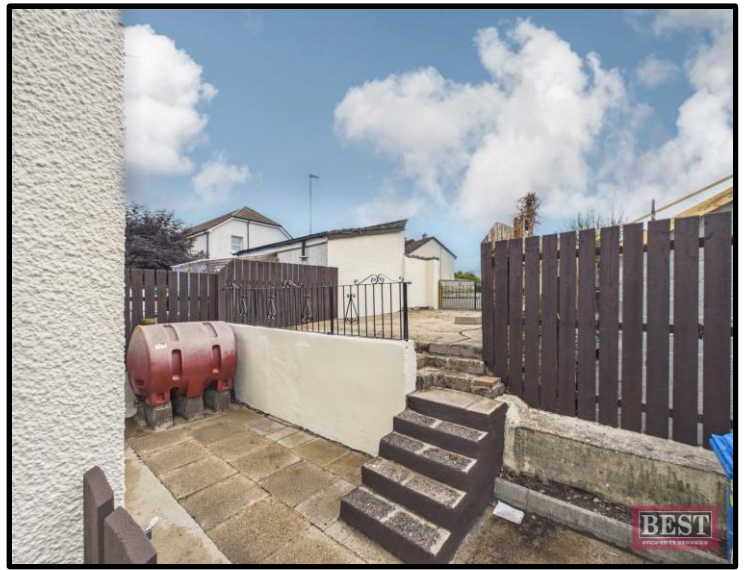
- EXCELLENT THREE BEDROOM SEMI DETACHED HOME WITH OFF STREET PARKING
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room/Dining Room, Kitchen, Cloakroom.
- First Floor Accommodation: Three Bedrooms, Shower Room.
- Oil Fired Central Heating. Double Glazed.
- Gardens laid in lawn to the front. Rear yard is suitable for off Street parking for several cars.





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.

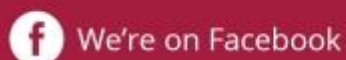
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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