BEST
PROPERTY SERVICES

INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

28 Chancellors Hall, Newry, Co. Down, BT35 8WJ

Guide Price £295,000

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Excellent Detached Four-Bedroom Family Home

An excellent opportunity to purchase this impressive detached four-bedroom family home, ideally situated a short distance off the Dublin Road in a popular and convenient residential location.

Offering well-proportioned accommodation throughout, the property is ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, spacious lounge, with open fire and to the rear you will find the kitchen/dining area which hosts a range of upper and lower level modern units along with integrated appliances. Plumbed for a washing machine and space for fridge freezer. There is also a separate WC. on this level. Upstairs, the property offers four generous-sized bedrooms, one of which is currently a dressing room, with the principal bedroom benefiting from an ensuite shower room, together with a family bathroom.

Externally, the property benefits from a tarmac driveway providing excellent off-street parking, while to the rear there is a patio area and a large enclosed garden laid in lawn, with timber fencing to the boundaries.

The location is a particular highlight, with a host of schools and local amenities within easy reach. Excellent transport links also provide convenient access to the A1/N1, making this an ideal base for commuters travelling throughout the surrounding area.

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

- EXCELLENT DETACHED FOUR BEDROOM FAMILY HOME
- Accommodation Ground Floor: Entrance Hall, Lounge, Kitchen/Dining Area, Separate W.C.
- Accommodation First Floor: Landing, 4 generous sized bedrooms (one with ensuite shower room), Family Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Patio area to the rear. Large garden to the rear laid in lawn with timber fencing to boundaries.
- Intruder Alarm installed. CCTV Security System installed.
- Tarmac driveway providing off street parking.

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Floorplan

Approximate total area(1)

1046 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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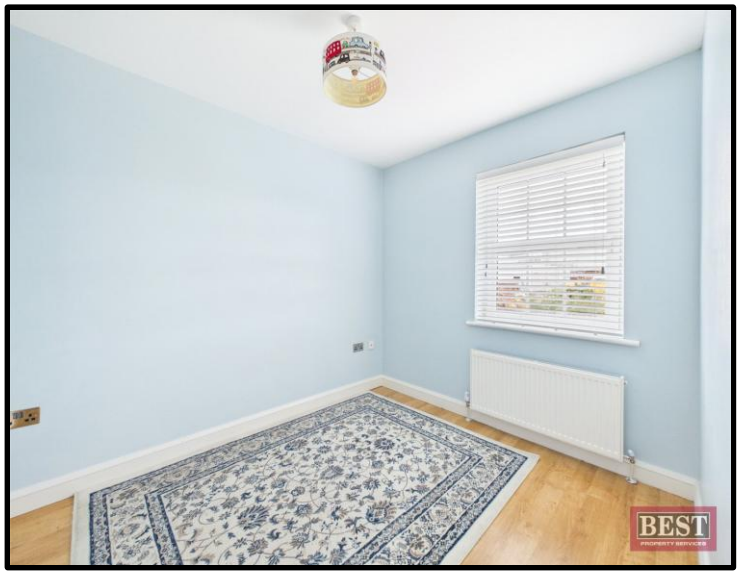
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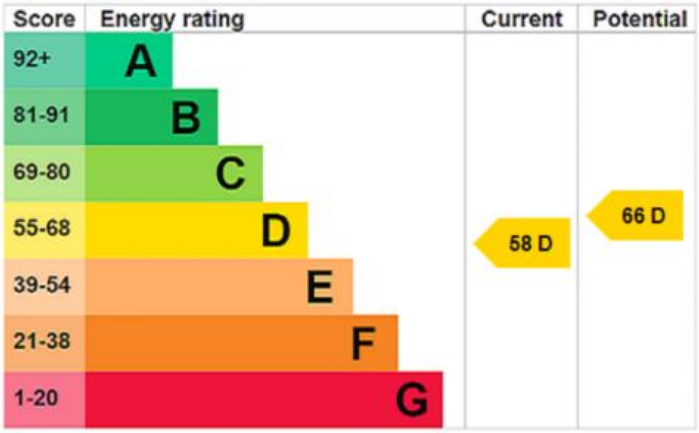
Energy Performance Certificate



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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