

11 Yew Tree Park, Newry, County Down, BT34 2QP



Guide Price £249,950

Excellent Four-Bedroom Semi-Detached Family Home

An excellent opportunity to acquire a spacious and versatile four-bedroom semi-detached family home, offering well-proportioned accommodation arranged over two levels and complemented by generous gardens and ample off-street parking.

On entering, the ground floor comprises a welcoming entrance hall, comfortable lounge with feature fireplace and a bright kitchen/dining area, providing an ideal space for everyday family living and entertaining. Also at this level is Bedroom One, together with a convenient wet room. A useful utility area is located in the rear hallway, along with a separate WC.

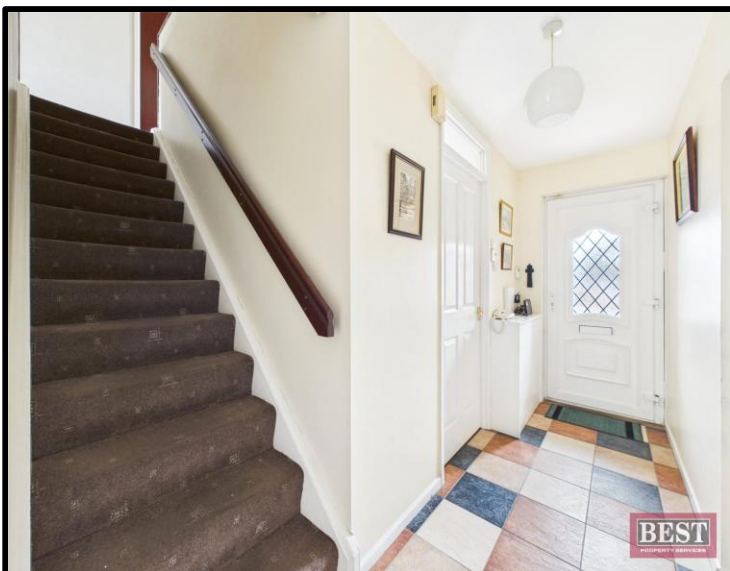
The first floor provides three further bedrooms, a family bathroom and a generous landing area, which offers excellent potential for use as a home office or study space. The floor also benefits from a hotpress and two storage cupboards, providing valuable additional storage.

The property is heated by oil-fired central heating and features PVC double-glazed windows throughout.

Externally, there is off-street parking for several cars to the side, while the front and side gardens are laid mainly in lawn. To the rear, the property enjoys raised, mature gardens, featuring a variety of established plants and shrubs, creating a pleasant and private outdoor setting.

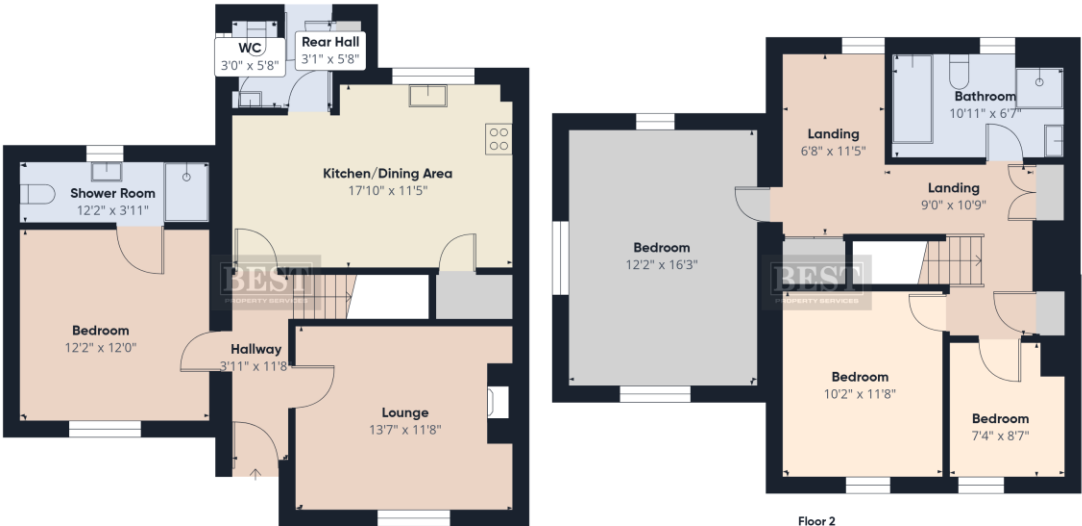
With its generous bedroom accommodation, practical layout, excellent storage and substantial gardens, this property would make an ideal family home and is well worth viewing.

- EXCELLENT FOUR BEDROOM SEMI DETACHED FAMILY HOME
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Bedroom 1, Wet Room, Utility space in rear hallway, Separate W.C.
- First Floor Level Accommodation: Three Bedrooms, Family Bathroom, Landing area ideal for home office, Hotpress, 2 No. Storage cupboards.
- Oil Fired Central Heating. Pvc Double Glazing.
- Off Street Parking for several cars to the side.
- Gardens laid in lawns to the front and side. Raised mature gardens to the rear with a variety of plants and shrubs.





Floorplan

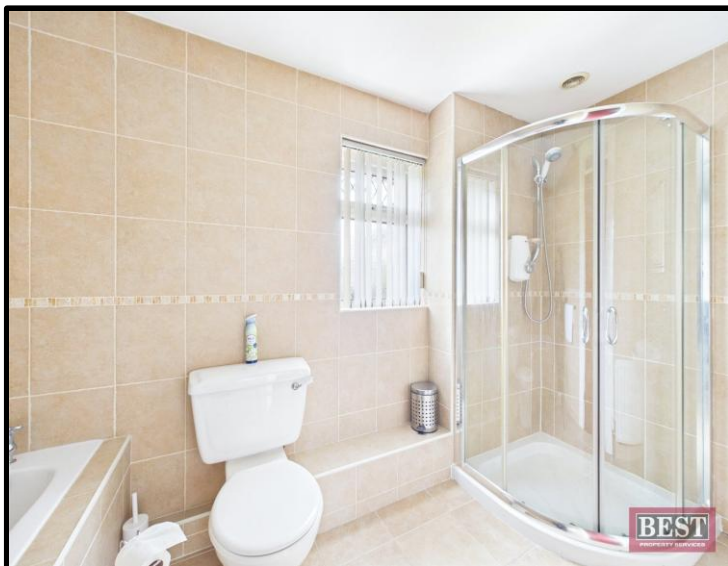


Approximate total area⁽¹⁾
1289 ft²

(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.

GIRAFFE360



Energy Performance Certificate

TBC

Viewing:

By appointment only

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Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

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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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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.

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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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