

32 Oaklands, Newry, Co. Down, BT34 2SS



Guide Price £237,500

New to the market!

This well presented three bedroom semi detached property is conveniently located just off the Old Warrenpoint Road. The property offers well proportioned accommodation throughout and benefits from a detached garage, generous off street parking and a low maintenance rear garden.

The welcoming entrance hall features tiled flooring and attractive wooden wall panelling which continues through the hall, stairs and landing. The living room is located to the right of the entrance hall and features wooden flooring, a marble fireplace and stove, creating a comfortable and inviting reception space. To the rear is the kitchen/dining room, fitted with a range of upper and lower level units together with an integrated fridge freezer and dishwasher. A further lounge is located off the dining room which benefits from patio doors providing access to the rear garden and allowing plenty of natural light into the space. A rear hallway provides access to the side driveway and also leads to a fully tiled WC with wash hand basin.

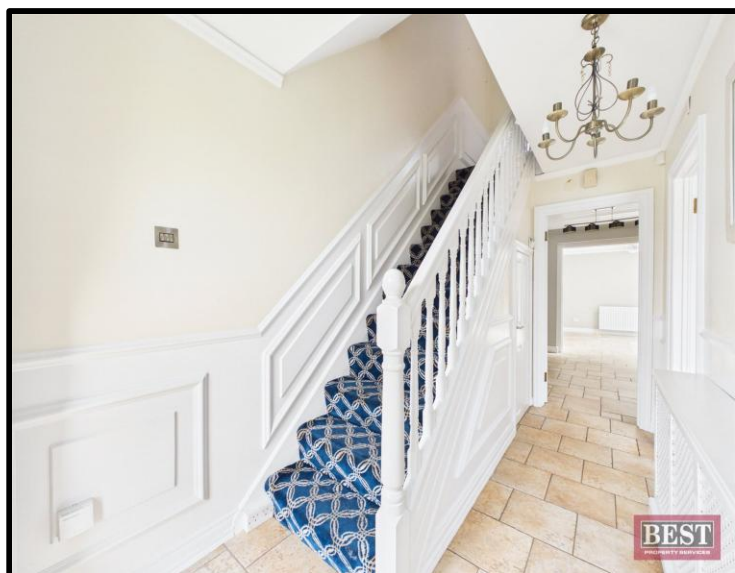
Upstairs, the landing leads to three bedrooms, comprising two well proportioned double bedrooms and a single bedroom, all benefiting from built in wardrobes. The family bathroom is fully tiled and features a bath, separate shower, WC and vanity sink unit and a large shelved hotpress provides additional storage.

The detached garage provides excellent additional storage and utility space, with storage to the front and a useful utility area to the rear, complete with sink and plumbing for both a washing machine and tumble dryer.

Externally, the property benefits from a generous paved driveway to the front providing excellent off street parking, together with a lawned garden area featuring a selection of mature shrubs and plants. A gated side access leads through to the rear garden, which is enclosed by walls and designed for low maintenance. The rear also benefits from an outside tap and external power sockets.

Ideally positioned just off the Old Warrenpoint Road, the property is well placed for access to Newry City Centre, local schools, shops and a range of amenities, while also providing convenient access to the main transport links. This is a well maintained home offering versatile accommodation and excellent outdoor and storage facilities.

- EXCELLENT THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH DETACHED GARAGE
- Ground Floor Accommodation: Entrance Hall, Living Room, Kitchen/Dining Room, Lounge, Separate W.C.
- First Floor Level Accommodation: Three Bedrooms. Family Bathroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front. Low maintenance enclosed garden to the rear.
- Detached Garage with Utility Room.
- Off Street Parking.





Floorplan



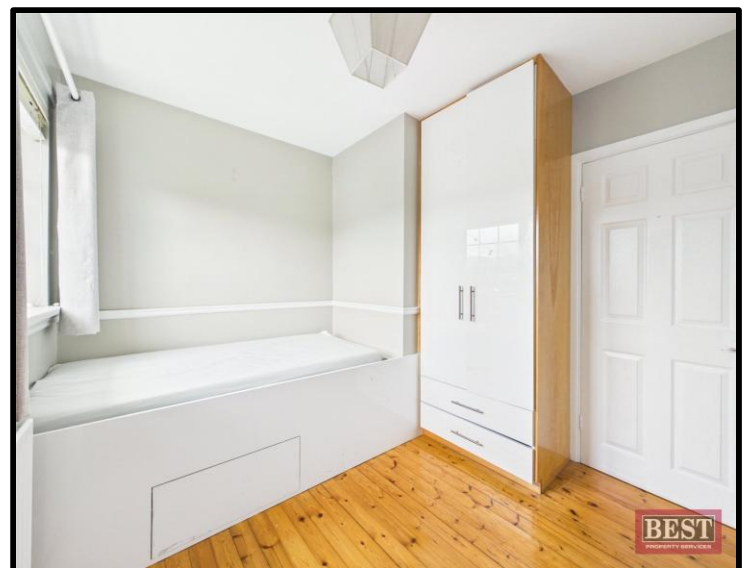
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 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.

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.

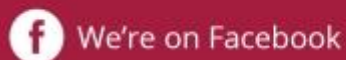
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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