

77 Gantry Lane, Newry, Co. Down, BT35 6FX



Guide Price £254,950

Best Property Services are delighted to bring to the market this well presented three bedroom semi detached property at 77 Gantry Lane. Built approximately two years ago the property offers modern accommodation throughout and is ideally suited to those looking for a contemporary home that is ready to move into.

The property opens into a welcoming entrance hall with tiled flooring, stairs leading to the first floor and useful understair storage. The living room is positioned to the right and features a stove, providing a comfortable main reception space. There is also a convenient downstairs WC and a separate storage cupboard off the hallway.

To the rear of the property is the modern kitchen/dining room, fitted with a range of upper and lower level units and integrated appliances including oven, dishwasher and fridge freezer. A useful pantry within the kitchen provides additional shelving and drawer storage. Patio doors provide direct access to the rear garden and bring plenty of natural light into the dining area. The adjoining utility room has tiled flooring, matching units, a sink and space for a washing machine and tumble dryer.

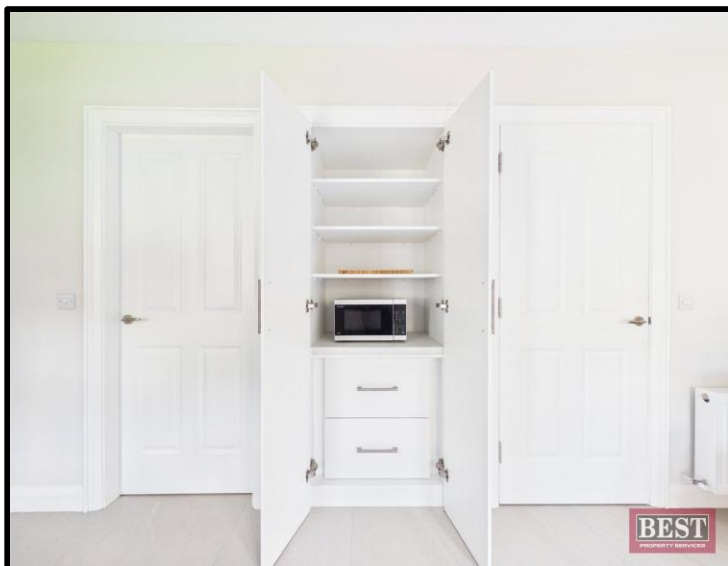
Upstairs the landing provides access to a shelved storage cupboard and the roofspace, which is accessed via a pull down ladder. There are three bedrooms comprising two double bedrooms and a single bedroom with built in storage. The principal bedroom benefits from an ensuite shower room fitted with shower, WC, vanity wash hand basin and heated towel radiator.

The family bathroom is fitted with a bath, separate shower, WC and vanity wash hand basin, with tiled flooring, partially tiled walls and a heated towel radiator.

Externally, there is a fully enclosed rear garden with paved patio area, lawn and fencing to the boundaries. A driveway to the side of the property provides off street parking, while an outdoor tap and electrical socket are also provided to the rear.

- EXCELLENT THREE BEDROOM SEMI DETACHED MODERN FAMILY HOME
- Ground Floor Accommodation: Entrance Hall, Living Room, Kitchen/Dining Area, Utility Room, Downstairs W.C., Cloakroom
- First Floor Accommodation: Landing, three bedrooms (one of which has an ensuite shower room), Family Bathroom, Storage Cupboard.
- Gas Fired Central Heating. PVC Double Glazing
- Gardens laid in lawn to the front and rear with timber fencing to side and rear boundaries.
- Tarmac Driveway providing Off Street Parking.

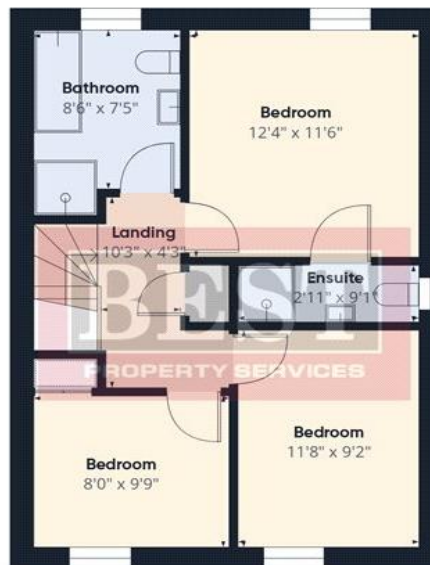




Floorplan



Floor 1



Floor 2





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	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.

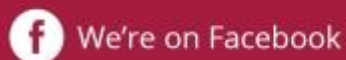
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com