BEST
PROPERTY SERVICES

INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

11 Archdale, Bessbrook, BT35 7NN

Guide Price £315,000

108 Hill Street, Newry, County Down, BT34 1BT | Tel: 02830266811 WWW.BESTPROPERTYSERVICES.COM

Best Property Services are delighted to offer for sale this substantial five bedroom family home situated in the popular Archdale development.

The accommodation provides well proportioned rooms across two floors. The ground floor comprises an entrance hall, two reception rooms at the front of the home, kitchen/dining area with a range of upper and lower units and space for appliances, third reception room to the rear with stove, utility room providing access to the rear garden and a shower room. Upstairs there are five bedrooms, the main bedroom features ensuite facilities, together with a further family bathroom.

Externally, the property benefits from a front garden laid in lawn, driveway parking and a garage, with additional garden space to the side and rear.

The property represents an excellent opportunity for a purchaser seeking a larger family home and early viewing is recommended to appreciate the accommodation and potential on offer.

- FIVE BEDROOMED FAMILY HOME FOR SALE IN THE POPULAR ARCHDALE DEVELOPMENT
- Ground Floor Accommodation: Three Reception Rooms, Kitchen/Dining Room, Utility, Shower Room
- First Floor Accommodation: Five Bedrooms (one with ensuite shower room), Family Bathroom
- Gardens to front, side and rear laid in lawn. Tarmac Driveway to front with Garage. Timber decking to rear.
- OFCH. PVC Double Glazed windows

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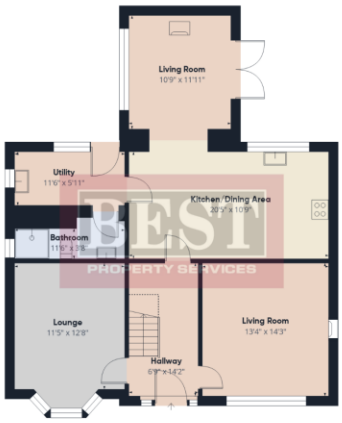
Floorplan



Floor 1

Floor 2

Approximate total area(1)

1661 ft²

Reduced headroom

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

GIRAFFE360

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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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