BEST
PROPERTY SERVICES

INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

128 Barcroft Park, Newry, Co. Down, BT35 8EP



Guide Price £115,000

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

Introducing to the market this three bedroom mid-terraced home located within Barcroft Park, Newry

On entering the property you will find the entrance hall with laminate flooring. The lounge is located to the front of the house and has laminate flooring. To the rear you will find a spacious kitchen/dining area with a range of upper and lower level units and is plumbed for a washing machine. There is also a wet room located on this level and includes a three piece suite with a separate shower cubicle with electric shower.

Moving upstairs the main bedroom is to the front of the property and has built in storage along with two bedrooms to the rear.

Externally there is garden area to the front laid in lawn with timber fencing to boundaries. To the rear of the property there is a concrete area to the rear with timber fencing to side boundaries.

- EXCELLENT END OF TERRACE TOWNHOUSE WITHIN NEWRY CITY CENTRE
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Shower Room.
- First Floor Level Accommodation: Three Bedrooms
- Pvc Double Glazing. Gas Fired Central Heating.
- Concrete yard to the rear with timber fencing.
- Gardens laid in lawns to the front.

















Floorplan

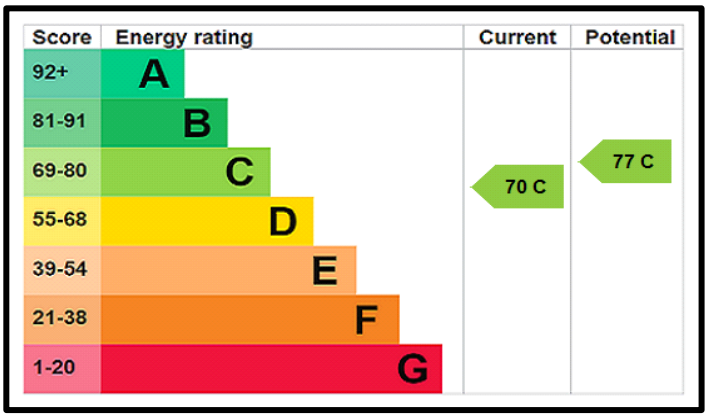


Floor 1



Floor 2

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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