

22 Toragh Park, Newry, County Down, BT34 2QS



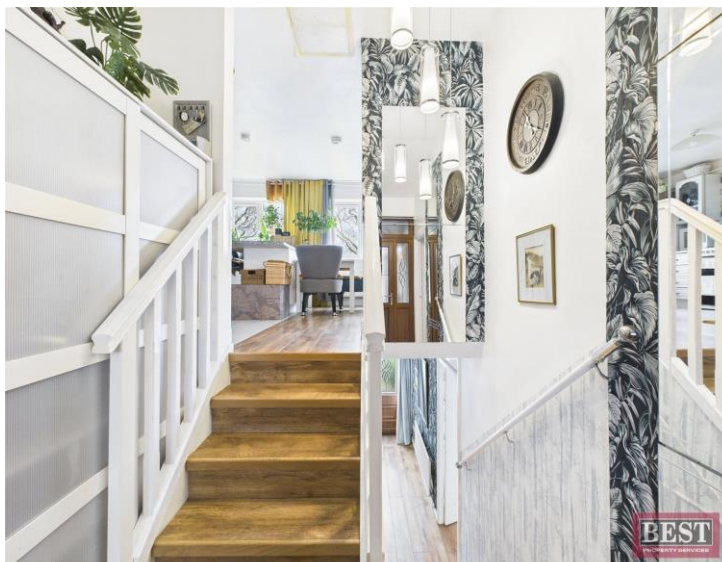
Asking Price £144,950

- EXCELLENT MID TOWN HOUSE WITHIN WALKING DISTANCE OF THE CITY CENTRE
- Ground Floor Level Accommodation: Entrance Hall, Two Double Bedrooms.
- First Floor Level Accommodation: One Double Bedroom, Family Bathroom, Storage Cupboard.
- Second Floor Level Accommodation: Lounge, Kitchen/Dining Area.
- Gas and Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to the front with paved patio area and decorative pergola. Rear access to parking area.

Investors & first-time buyers should jump at the chance to purchase this three-bedroom mid split-level property positioned in a quiet location just off the “Old Warrenpoint Road” in Newry

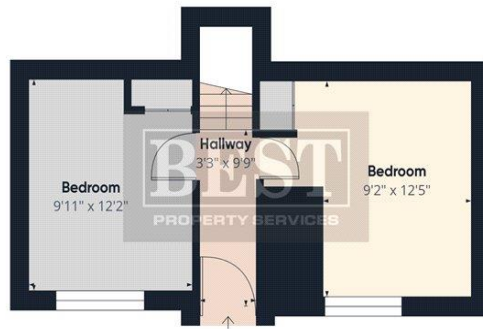
On entrance level the accommodation comprises of 2 double bedrooms with stairs leading to the mezzanine level which comprises of the 3rd bedroom and bathroom with access to the rear garden and patio area and the first floor comprises of an open plan lounge and spacious kitchen.

Externally there is an enclosed garden laid in lawn to the front and rear with a raised patio area to the rear. Conveniently located within the catchment area for local schools, and there are many local amenities within close proximity as well as transport links into the City.





Floorplan



Floor 1



Floor 2

Approximate to
885.54 ft

(1) Excluding balconies

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This plan is for illustrative purposes only.

Calculations were based on the RICS standard. Please note that calculations were adjusted to conform with RICS IPM.

GIRAFFE

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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/uk/si/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.