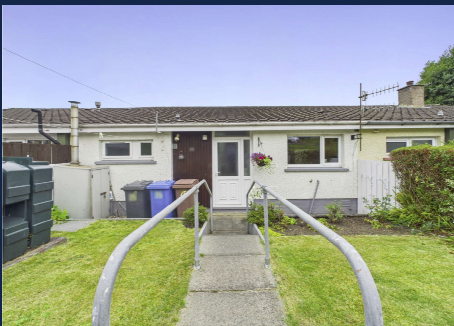


25 Toragh Park  
NEWRY BT34 2QS

**shooter**  
property services



An excellent three bedroom home situated just off Old Warrenpoint Road, offering superb convenience and attractive living space. Accommodation is over two levels and boasts great views from its elevated positioning across Newry and the countryside beyond. Internally the property is in good decorative order and boasts generous storage space. Externally the gardens have been lovingly maintained by the owners. Early viewing is a must.

**for sale**



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**£149,950**

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### Entrance Porch

Tiled floor. Utility store off.

### Utility Store

Plumbed for washing machine. (Off porch)

### Landing

Laminate wood floor. Walk-in cloakroom off.

### Kitchen

11' 11" x 9' 8" (3.64m x 2.95m)

Range of high and low level units incorporating stainless steel sink unit and mixer tap. Integrated oven, hob and extractor hood. Space for dish washer and fridge freezer. Tiled floor, part tiled walls.

### Bathroom

7' 7" x 8' 1" (2.3m x 2.46m)

Wet room style bathroom with walk-in shower featuring electric shower, low flush W.C, wash hand basin on vanity unit.

### Lounge

16' 1" x 10' 9" (4.91m x 3.28m)

Laminate wood floor. Cast iron fireplace with electric fire inset.

### Bedroom 1

12' 2" x 9' 10" (3.7m x 3.0m)

Laminate wood floor. Built in wardrobe.

### Lower Ground Floor - Entrance hall

PVC front door with double glazed inserts. Laminate wood.

### Bedroom 2

9' 10" x 10' 0" (3m x 3.04m)

Carpet floor. Built in wardrobes.

### Bedroom 3

9' 2" x 12' 3" (2.79m x 3.74m)

Laminate wood floor. Built in wardrobes.

### External

Built in external store to front. Neat gardens to front and rear with lawns and shrub borders.

### **Features:**

- \* Three Bedroom Mid Terraced
- \* Excellent Condition
- \* Oil Heating
- \* PVC Double Glazed
- \* Exceptional Views From South
- \* Shared Parking
- \* Neat Gardens with Specimen Plant
- \* Shrubs

**Price:** £149,950

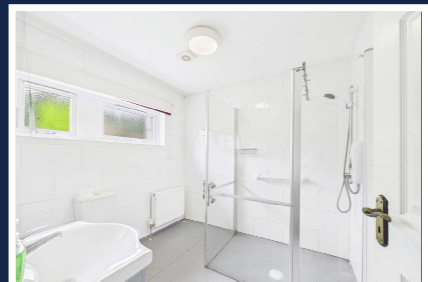
**Holding Deposit:** £2,500

**Ref:** 4452

**Arrange a viewing:**

**028 3026 0565**

**[newry@shooter.co.uk](mailto:newry@shooter.co.uk)**



**Making an offer:** As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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