

47 Orior Road, Newry, BT35 6EL



Guide Price £154,950

New to the market!

We are delighted to present new to the market this well maintained three bedroom mid terrace townhouse situated in a prime location in Newry City Centre.

Upon entering there is an entrance hall with carpet flooring and under stair storage. To the right hand side there is a lounge with carpet flooring, ceiling coving and rose. To the rear of the hallway you will find the living room which has a feature fireplace and opening with electric fire inset and carpet flooring. The kitchen is to the rear of the property and has tiled flooring and a range of upper and lower level units with integrated appliances with velux window. Access to the rear is via rear hallway. Also on this level is a fully tiled bathroom with a three piece suite and separate fully tiled shower cubicle with electric shower and velux window.

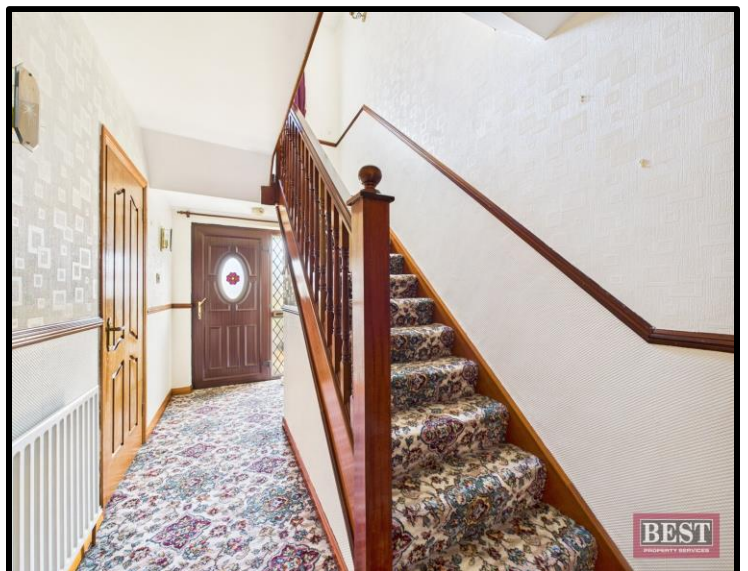
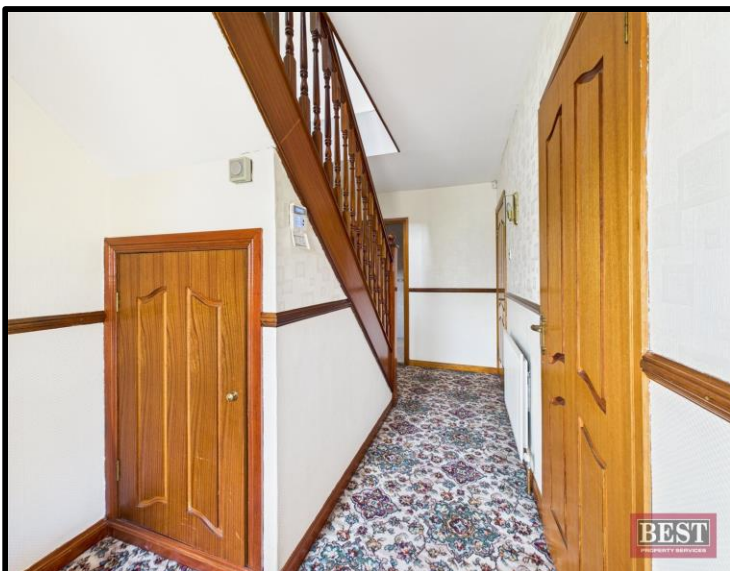
On the first floor there are three generous sized bedrooms (one of which has a built in wardrobe).

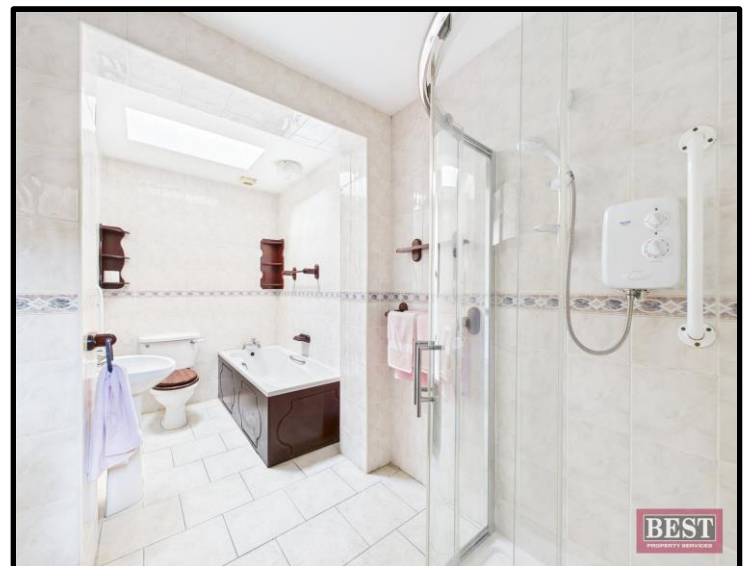
Externally there is a low maintenance rear yard with paving and a useful store. To the front there is a walled and gated entrance with paving.

This property offers an excellent opportunity to acquire a family home in this sought after location and is within the catchment area for a host of local Primary & Secondary Schools and close to all local amenities.

Early viewing is highly recommended!

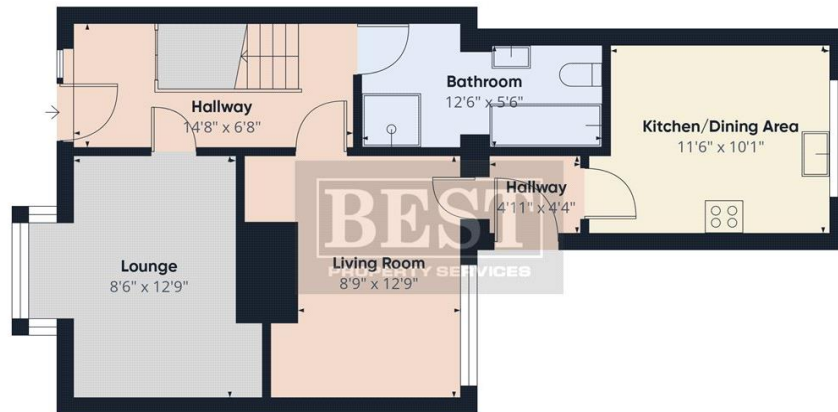
- EXCELLENT THREE BEDROOM MID TERRACE TOWN HOUSE
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Family Bathroom.
- First Floor Accommodation: Landing, Three Bedrooms, Hotpress. Access to roofspace.
- Oil Fired Central Heating. Pvc Double Glazing. Pvc front and rear doors.
- Intruder alarm installed.
- Gated and walled entrance. Paved yard and store to the rear.







Floorplan



Floor 1



Floor 2

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 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.

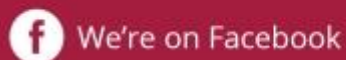
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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