

19 Main Street, Forkhill, BT35 9SQ



Guide Price £189,950

New to the market, this spacious five-bedroom end-terrace property offers generous family accommodation and a convenient village location close to all local amenities.

On entering the home, the tiled hallway features wooden stairs leading to the first floor, with useful under stair storage and access to the kitchen at the rear.

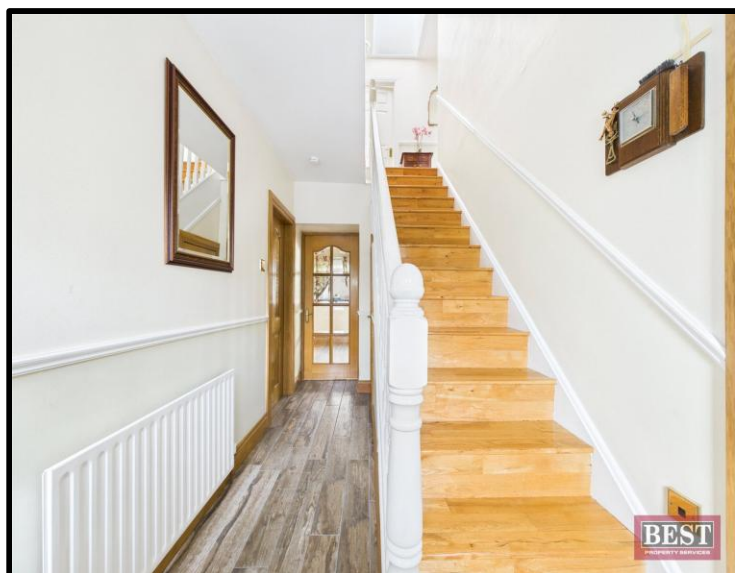
To the front of the property are two well-proportioned reception rooms. One offers wooden flooring and is ideal for use as a living or dining space, while the second has carpet flooring and double doors leading through to the kitchen/dining area, creating a flexible layout perfect for family living.

The kitchen, located to the rear, is fitted with a range of upper and lower-level units, oven and hob, integrated dishwasher, and space for further appliances. The adjoining dining area features wooden flooring and provides access to a ground-floor bedroom at the back of the property, which benefits from an adjoining fully tiled wet room with toilet, wash hand basin, and shower.

Upstairs, the landing area benefits from a vaulted window providing natural light and access to the roofspace. There are four well-proportioned bedrooms, each carpeted, with two of these featuring built-in wardrobes. The family bathroom is fully tiled and includes a three piece suite and separate shower.

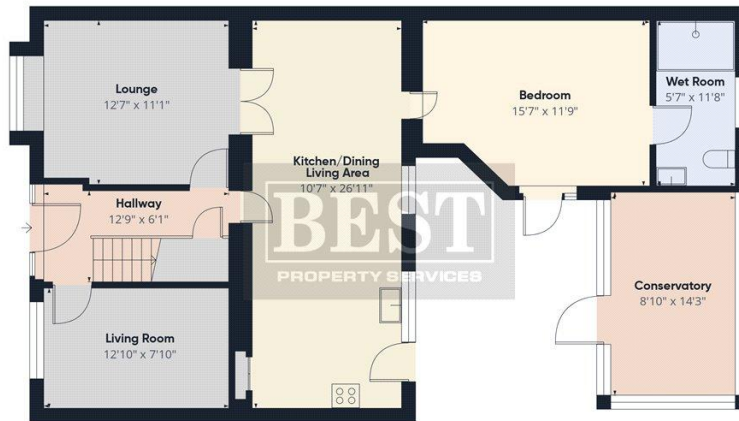
Externally, the rear garden includes a paved patio area and lawn to the back, and both a block-built and galvanised shed offering ample outdoor storage. A separate conservatory, accessed via the rear yard provides additional living space.

- FIVE BED END OF TERRACE HOME FRONTING MAIN STREET IN THE PICTURESQUE VILLAGE OF FORKHILL
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen / Dining Area, Bedroom, Wet Room, Conservatory
- First Floor Accommodation: Four Bedrooms, Family Bathroom
- Oil Fired Central Heating. Pvc Double Glazing.
- Large garden to the rear of the property.
- Private Driveway





Floorplan



Floor 1



Floor 2



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.

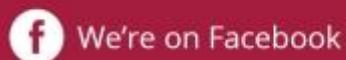
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com