

28 Brookville Crescent, Bessbrook, BT35 7BD



Guide Price £127,000

New to the market, this three bedroom semi detached home is situated in the heart of Bessbrook Village. The location alone will ensure the interest is high and viewing is highly recommended.

Internally on the ground floor there is an Entrance Hall, Spacious Lounge open plan to the Dinette with double doors leading to an extended Kitchen/Dining Area. The Utility Room is accessible via the Lounge and is plumbed for a washing machine and tumble drier. The Family Bathroom is located on the ground floor level and is fully tiled with a three piece suite and heated towel rail. On the First Floor there are 3 generous sized Bedrooms.

Externally there is a large paved area to the rear with off street parking for several cars. Gardens to the front laid in lawn.

Viewing is highly recommended.

- SEMI DETACHED FAMILY HOME ON A GENEROUS CORNER SITE
- Ground Floor Accommodation: Entrance Hall, Open Plan Living Room/Dining Area, Kitchen/Dining Area, Utility Room, Family Bathroom.
- First Floor Accommodation: Landing with access to roofspace and slingsby ladder. Three bedrooms.
- Gardens to the front and side. Large garden/concrete yard to the rear.







Floorplan



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 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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