

41 Acorn Hill, Bessbrook, BT35 7BY



Guide Price £150,000

Situated within the popular Acorn Hill development, this three-bedroom end-terrace home offers well-proportioned accommodation, low-maintenance gardens and convenient access to Newry City Centre and surrounding amenities.

Upon entering, the hallway features laminate flooring with carpeted stairs leading to the first floor and two useful storage cupboards. To the front left is a ground floor cloakroom fitted with WC and wash hand basin

The kitchen, positioned at the front of the property, includes a modern range of upper and lower level units with integrated double oven and microwave, and space for a washing machine and fridge freezer. There is also ample room for a kitchen table, creating a comfortable dining area.

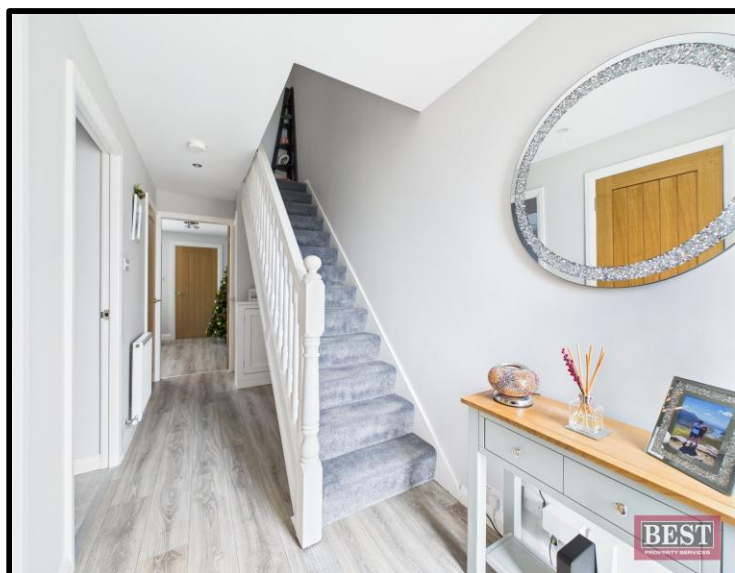
To the rear, the spacious living room features laminate flooring and a feature fireplace with stove, creating a warm focal point for the home. From here, a rear hallway provides access to the back garden and offers space for a tumble dryer.

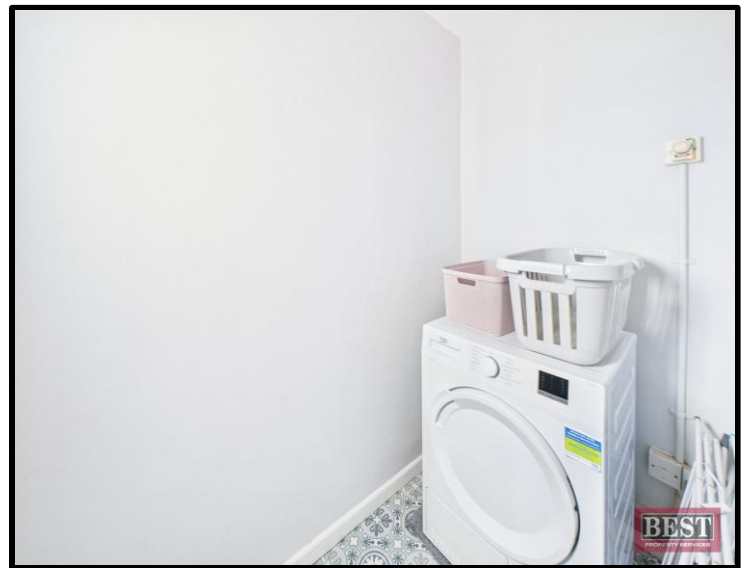
Upstairs, the landing includes access to the roofspace and a shelved hot press. There are three double bedrooms, with the main bedroom located to the rear featuring built-in wardrobes. A second bedroom with laminate flooring is also located at the back of the home, and a third bedroom with carpet flooring to the front. The family bathroom is fully tiled and comprises a shower, WC, vanity sink, and towel radiator.

Externally, the property benefits from PVC double glazing, oil-fired central heating, enclosed front and rear gardens laid in lawn with timber fence boundaries and a block-built shed.

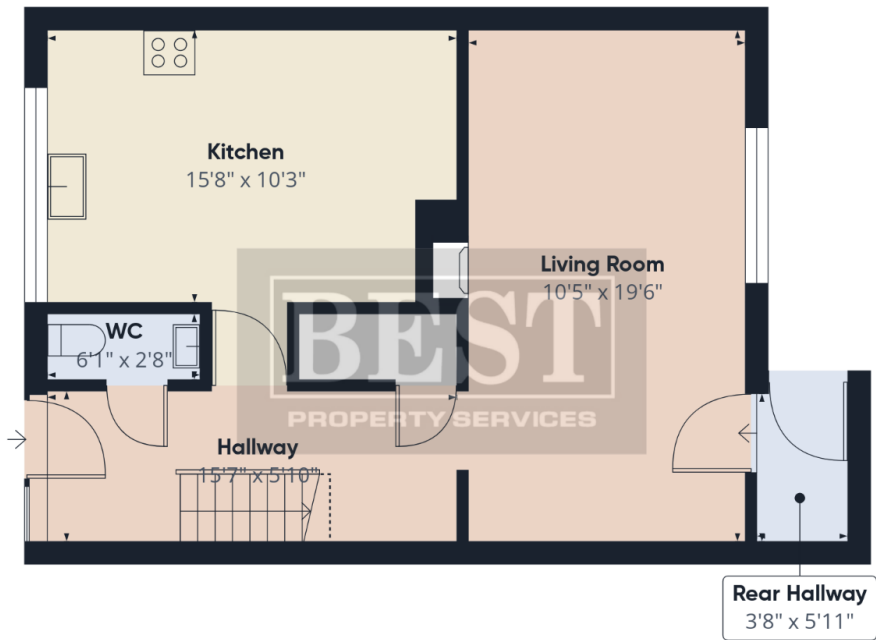
This modern home is conveniently located within walking distance of local amenities, schools, and public transport links in Bessbrook, while also being only a short drive from Newry City Centre and the A1 dual carriageway. An ideal home for first-time buyers seeking a convenient location. Early viewing is highly recommended!

- EXCELLENT THREE BED END TERRACED HOME NEW TO THE MARKET
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Downstairs WC
- First Floor Accommodation: Landing, Hotpress, Three Bedrooms, Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Block built storage shed in rear garden
- Gardens laid in lawn to the front and rear with timber fencing to boundaries.

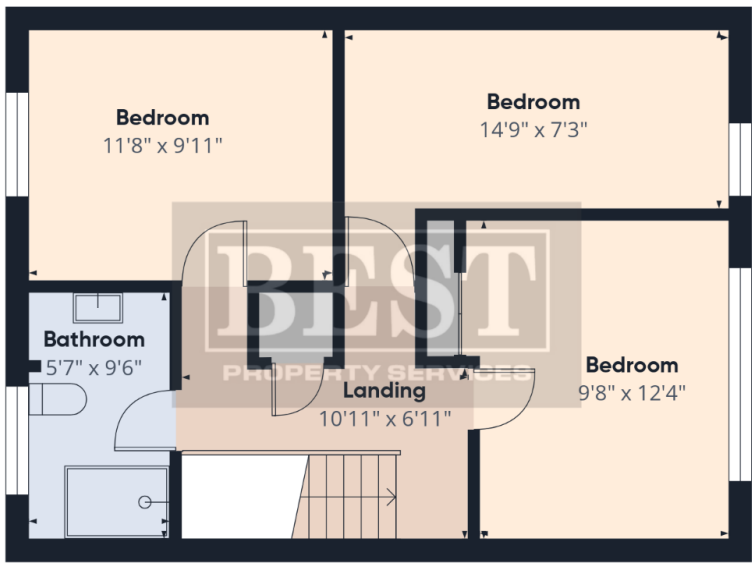




Floorplan



Floor 1



Floor 2



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	40 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

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/uksi/2017/692/made>

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