

1 Thomas Street, Bessbrook, Newry, BT35 7AB



Guide Price £125,000

End-of-Terrace Three-Bedroom Home

This well-presented end-of-terrace property offers spacious and versatile accommodation, ideally suited to first-time buyers, growing families, or investors alike.

The property is entered via a welcoming entrance hallway featuring laminate flooring, with carpeted stairs leading to the first floor. To the front of the home are two bright reception rooms, both enjoying front-facing aspects and laminate flooring. The lounge provides a comfortable living space, while the living room is enhanced by a decorative fireplace with open fire, creating a warm and inviting focal point.

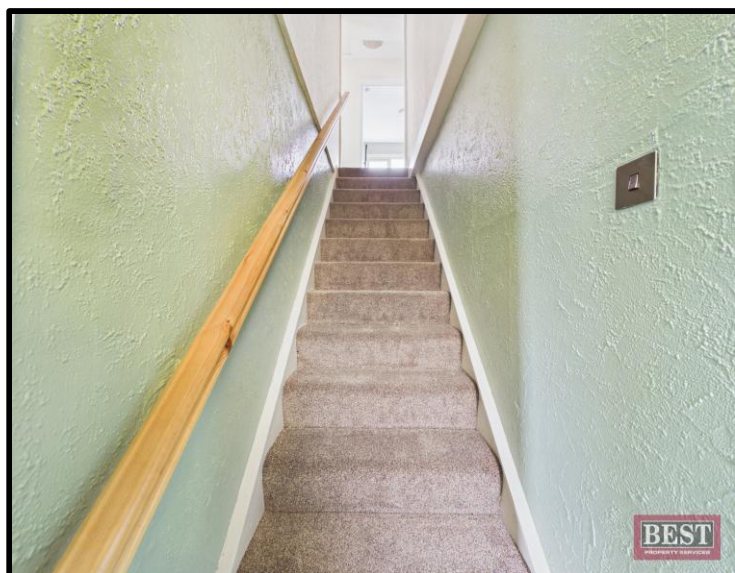
To the rear is a generous kitchen/dining area, fitted with a range of upper and lower level units and a central island. The room is finished with tiled flooring and is plumbed for both a washing machine and tumble dryer, with space for a cooker and fridge freezer — ideal for modern family living.

On the first floor, the landing features laminate flooring and provides access to the roof space. There are three well-proportioned bedrooms, all bright and airy: two front-facing bedrooms with vinyl and laminate flooring respectively, and a rear-facing bedroom finished with vinyl flooring. The accommodation is completed by a rear-facing shower room, fitted with a white suite including a separate shower cubicle with PVC panelling, vinyl flooring, and a heated towel rail. The rear bedroom and shower room both benefit from recently installed PVC double glazed windows, enhancing energy efficiency and comfort.

Externally, the property benefits from an enclosed rear yard with a boiler house. The home is serviced by oil-fired central heating and is mainly double glazed throughout.

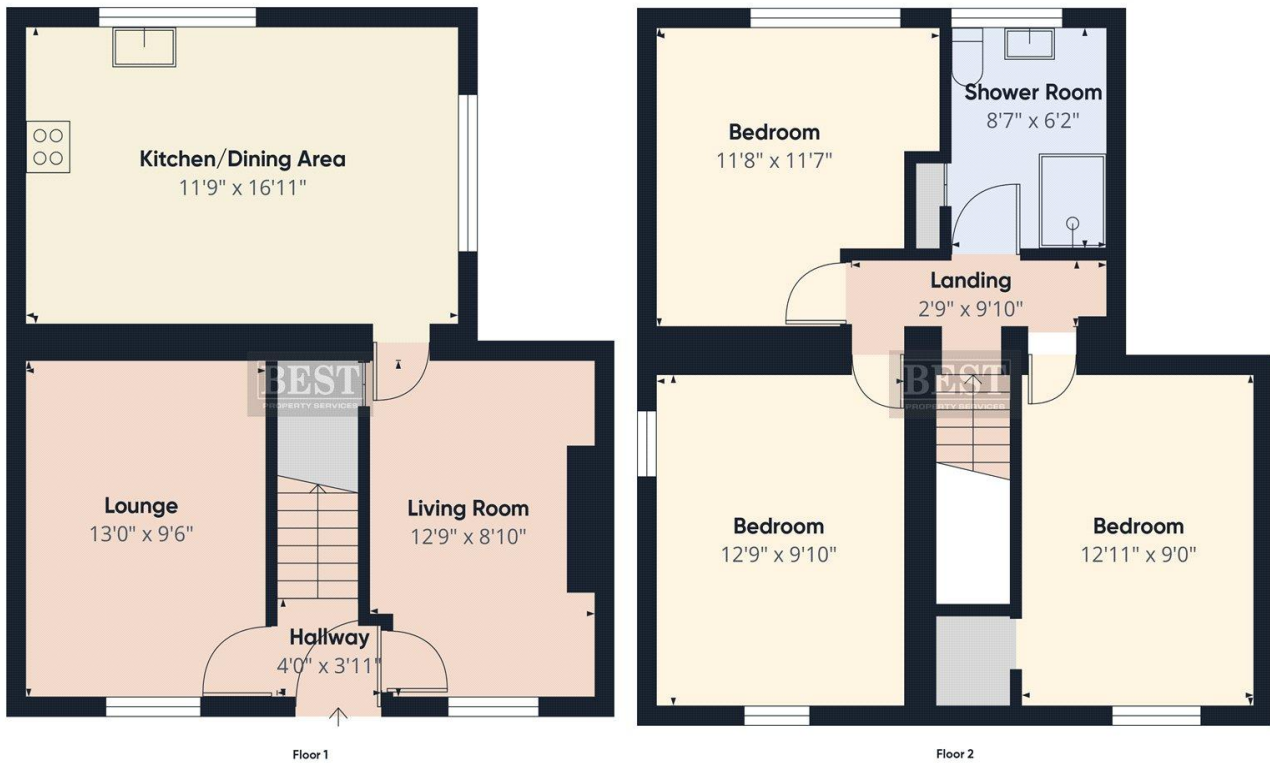
Early viewing is recommended to fully appreciate the space and potential this home has to offer.

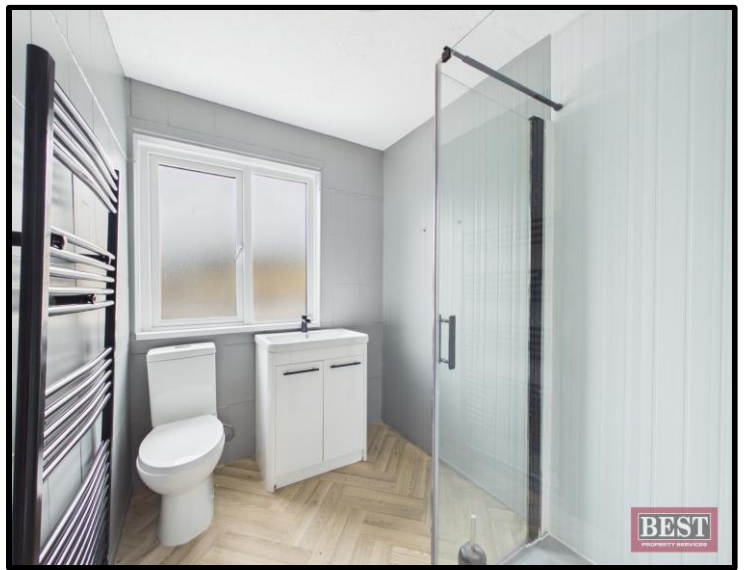
- END TERRACE THREE BEDROOM HOME
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area.
- First Floor Accommodation: Three Bedrooms, Shower Room.
- Oil Fired Central Heating. Mainly Double Glazed.
- Enclosed yard to the rear with Boiler House.





Floorplan





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	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.

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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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