

## 75 The Gardens, Bessbrook, Newry, BT35 7BB



**Guide Price £115,000**

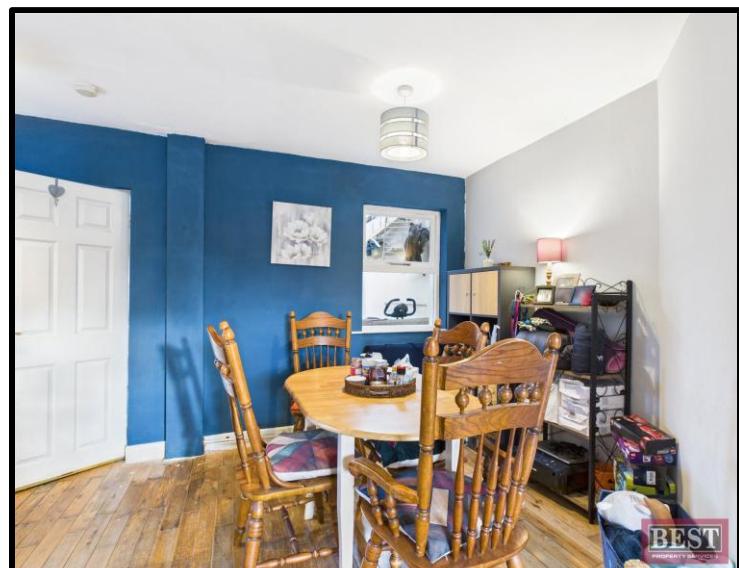
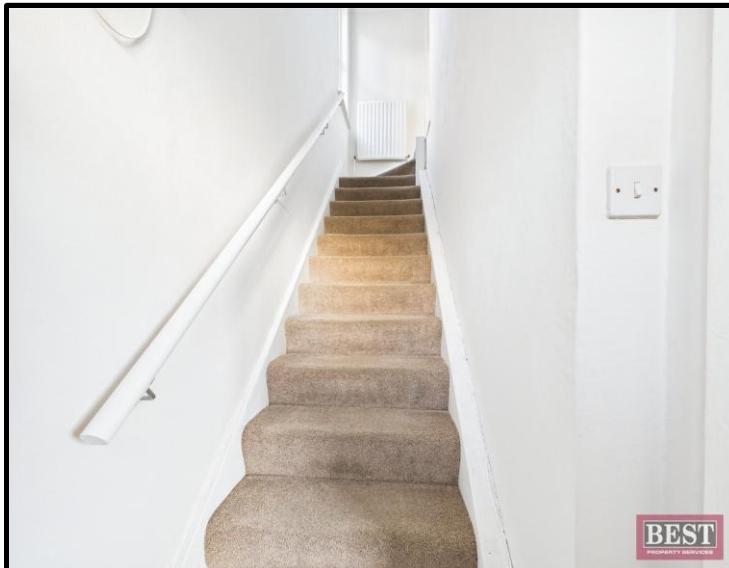
New to the market, this attractive two-bedroom semi-detached home is ideally located in the heart of Bessbrook Village, within walking distance of local amenities. The popular location is sure to generate strong interest and early viewing is highly recommended.

On the ground floor, the property comprises a welcoming sitting room featuring an open fire and useful under-stair storage, providing practical living space. This leads through to a dining area and onward to a well-appointed kitchen fitted with upper and lower cabinets, tiled flooring, a gas cooker, and double-glazed wooden windows. The first floor offers two generously sized bedrooms. The bathroom is fitted with a shower suite, and additional storage is provided by a hot press located in the master bedroom. The landing is carpeted and there is access to the attic storage. The property benefits from oil-fired central heating.

Externally, the property includes an enclosed covered area which is plumbed and has external power points. There is also convenient side access leading to the rear patio and garden space. This property is ideal for first-time buyers and investors alike, offering a great opportunity to acquire a home in a sought-after village location.

Viewing is highly recommended.

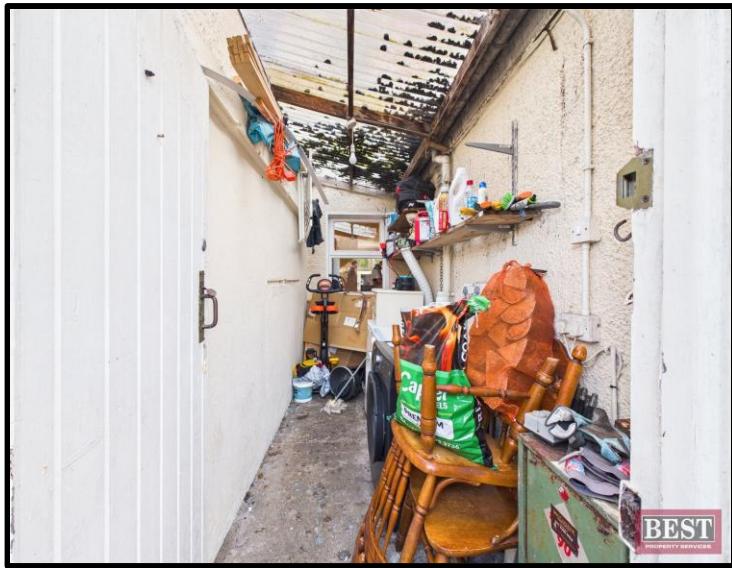
- 2 BED SEMI DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hall, Open Plan Living Room/Dining Area, Kitchen
- First Floor Accommodation: Landing with access to roofspace, Two bedrooms and bathroom
- Garden to the front and access to the side. Large garden to the rear.





# Floorplan





## 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