

**17 Liska Avenue, Newry, Co. Down, BT35 8TW**



**Guide Price £399,950**

## Superior Five-Bedroom Detached Family Home

This impressive and spacious five-bedroom residence offers well-proportioned accommodation finished to a high standard throughout, making it an ideal family home in a highly convenient location.

On entering the property, you are greeted by a welcoming entrance hall with tiled flooring, dado rail detailing and an attractive open staircase. To the front of the property you will find a generous lounge featuring carpet flooring, ceiling coving and a mahogany surround fireplace with gas fire inset, providing a warm and elegant reception space. A second living room, also positioned to the front of the property, offers additional versatility with a faux fireplace and wood flooring ideal as a family room.

To the rear of the property lies the heart of the home: an expansive, light-filled open-plan kitchen, dining and living area, beautifully finished with tiled flooring. The kitchen is fitted with an impressive range of fitted floor to ceiling units on one side and fitted floor and wall units on the other, all bespoke and featuring hand-painted cupboard doors that add a timeless, high-quality finish. Contemporary quartz worktops with matching quartz upstand and a breakfast bar provide both style and functionality. Appliances include a freestanding Rangemaster electric cooker with induction hob, an integrated full-height fridge and separate full-height freezer along with an integrated dishwasher. Double doors open directly onto the south facing rear garden, creating a seamless indoor-outdoor flow and making this an ideal space for both everyday family life and entertaining.

The utility room is equipped with extensive built-in storage, a stainless-steel single drainer sink, plumbing for a washing machine and dryer, and provides access to the rear garden and integral garage. A separate guest WC completes the ground floor accommodation, fitted with a vanity sink unit and heated towel rail.

Upstairs, the landing is carpeted. Bedroom one enjoys a front aspect and features laminate flooring along with a bank of built-in wardrobes. Bedroom two, also to the front, benefits from laminate flooring and a well-appointed ensuite shower room comprising a white three-piece suite, vanity sink unit, heated towel rail and a fully tiled shower cubicle with electric shower and recessed lighting.

Three further double bedrooms, all finished with laminate flooring, offer excellent family/guest accommodation or use as a home office. The family bathroom is fully tiled from floor to ceiling and includes a white suite with bath, separate fully tiled shower cubicle, WC, vanity sink unit and heated towel rail.

Externally, the rear south facing garden is laid in lawn and enclosed with timber fencing and hedging, providing a private and secure outdoor space along with a paved patio area. To the front, the property is approached by a tarmac driveway offering ample off-street parking for several vehicles, bordered by a neatly maintained lawned garden.

The location is particularly convenient, with easy access to rail services and the A1/N1, making it ideal for commuters. In addition, a wide selection of well-regarded Primary and Secondary Schools are also close by.

Viewing is highly recommended for this property!

- SUPERIOR FIVE BEDROOM DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hallway, Lounge, Living Room, Kitchen/Dining/Living Area, Utility Room, Separate W.C., Integral Garage.
- First Floor Accommodation: Landing, Five Double Bedrooms (One of which has an Ensuite Shower Room), Family Bathroom.
- Gas Fired Central Heating. Pvc Double Glazing.
- Gardens laid in lawn to the front with tarmac driveway providing ample parking. South facing garden to the rear laid in lawn with timber fencing to boundaries along with a paved patio area.
- Integral Garage.





# Floorplan

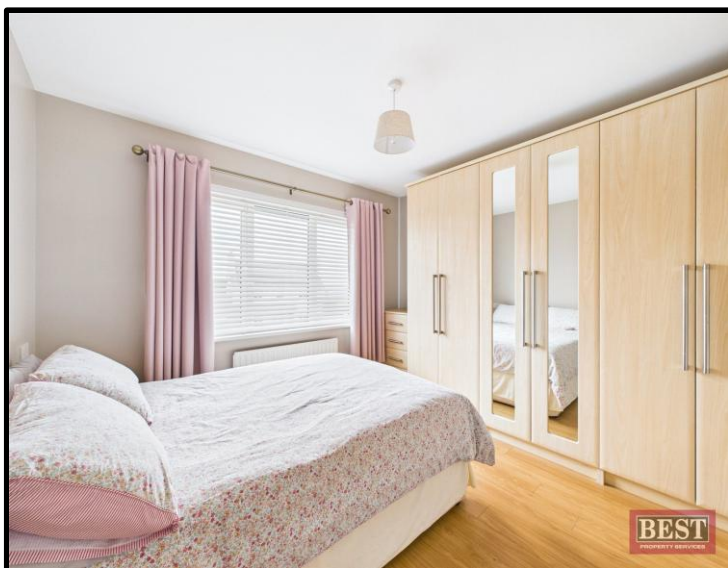


Floor 1

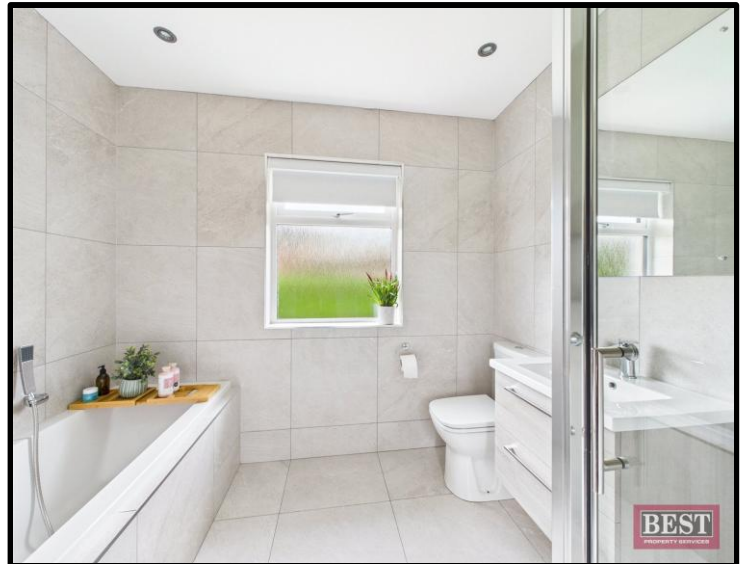
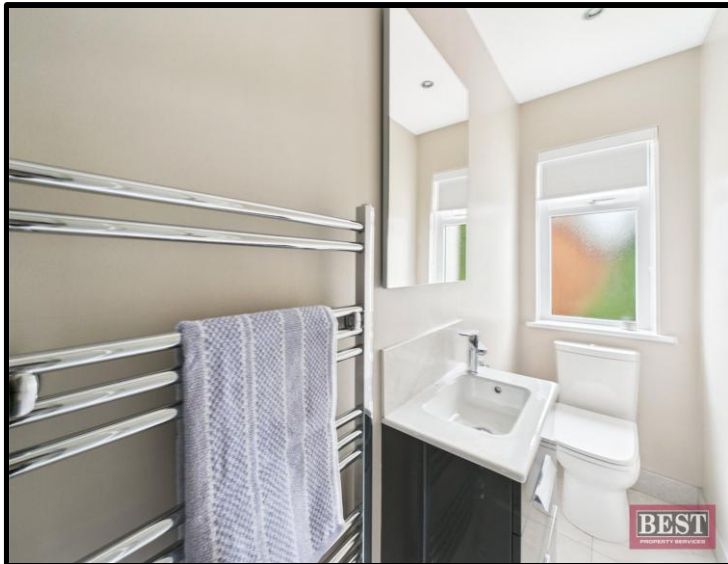


Floor 2













## **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.

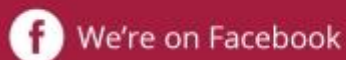
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### **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



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