

20 Heslips Court, Newry, Co. Down, BT35 8GR



Guide Price £239,950

New to the market!

Offering new to the market this superb 3 Bedroomed Semi Detached family home, which has been occupied by the current vendors for approx. 10 years and is presented in excellent decorative order throughout.

Internally the property consists on the Ground Floor of an Entrance Hall with tiled flooring, a spacious Lounge with feature fireplace and electric fire inset. To the rear you will find a beautiful Open plan Kitchen/Dining/Living Area with a range of modern units and electrical appliances included with double doors to the rear enclosed garden and patio. The Utility Room is adjacent to the Dining Area and has a range of units and plumbing for a washing machine and tumble drier with access to the side of the property. There is also a Separate w.c and wash hand basin with tiled flooring on this level.

On the First Floor, there are 3 generous sized bedrooms and the Main Bathroom consists of a 3-piece suite and a separate fully tiled shower cubicle.

Externally there is off street parking to the front with a tarmac driveway and gardens laid in lawn, to the rear there is an enclosed garden laid in lawn with timber decking and timber fencing to boundaries with a paved patio area.

Situated within a family friendly development and would ideally suit those seeking a low maintenance property in an excellent location. Located just off the highly sought after Dublin Road, just a couple of minutes' drive to the main Belfast/Dublin A1-N1 Dual Carriageway with the additional benefit of being within easy walking distance of Newry City Centre, Shopping Precinct and all local amenities

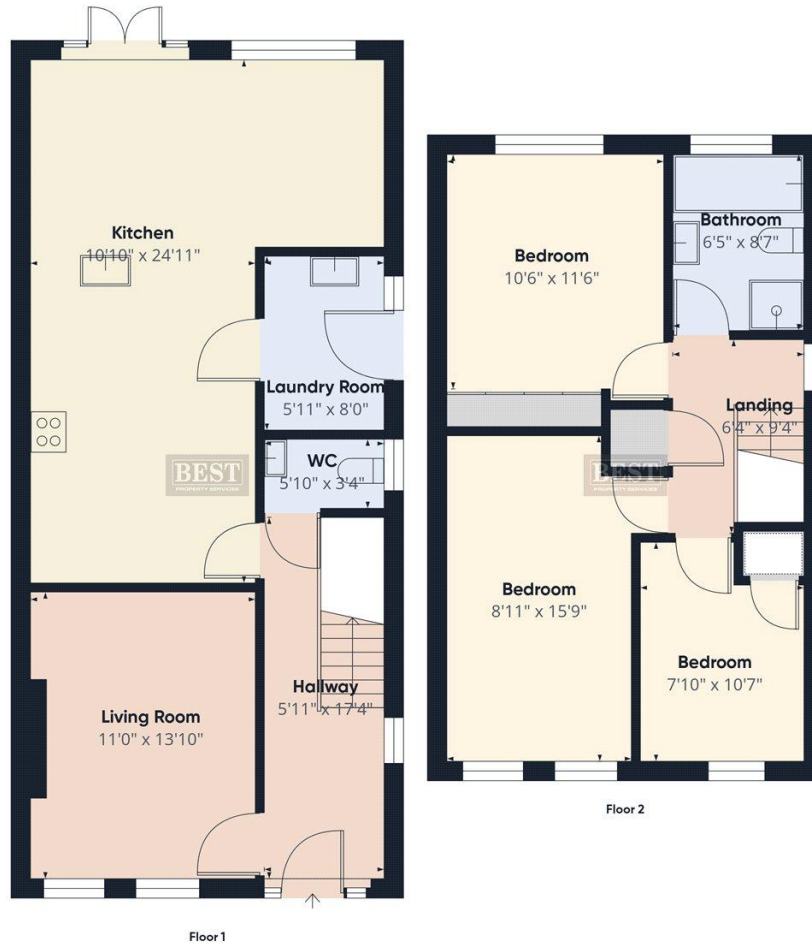
Early viewing is highly recommended to avoid disappointment!

- EXCELLENT THREE BEDROOM SEMI DETACHED FAMILY HOME WITHIN THE EVER POPULAR HESLIPS COURT DEVELOPMENT
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining/Living Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing with access to the roofspace, 3 Bedrooms, Main Bathroom & Hot press.
- PVC Double Glazing. Gas Fired Central Heating.
- Wired for intruder alarm. Access to partially floored roofspace..
- Gardens to the front and rear laid in lawns with timber fencing to rear garden. Decking area to the rear. Tarmac Driveway.





Floorplan







Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	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.

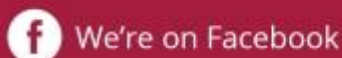
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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