

1 Springhill Drive, Newry, Co. Down, BT34 1LJ



Guide Price £190,000

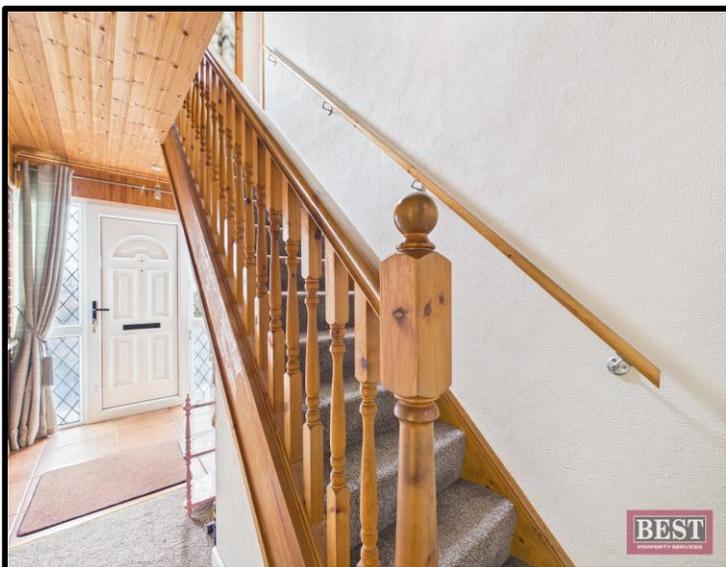
Welcoming new to the open market, this three bedroom semi-detached townhouse offering living and bedroom accommodation over two floors. This split level property is positioned in a quiet location just off the Belfast Road in Newry City Centre.

On entrance level the accommodation comprises of an entrance hall with tiled/carpet flooring and a downstairs w.c. Bedroom 1 which has laminate flooring is located on this level. Stairs lead to the first floor which are carpeted. On this level to the front you will find the lounge which has carpet flooring and a mahogany surround fireplace with electric fire inset. There are two double bedrooms both with built in wardrobes on this level and the family bathroom which consists of a three piece suite. The kitchen/dining area is to the rear of the property and has a range of upper and lower level units with electrical appliances included. There is a utility space adjacent to the kitchen with sliding doors to the side and rear. There is also a useful separate utility store on this level.

Externally there is a raised vegetable garden and concrete yard to the side.

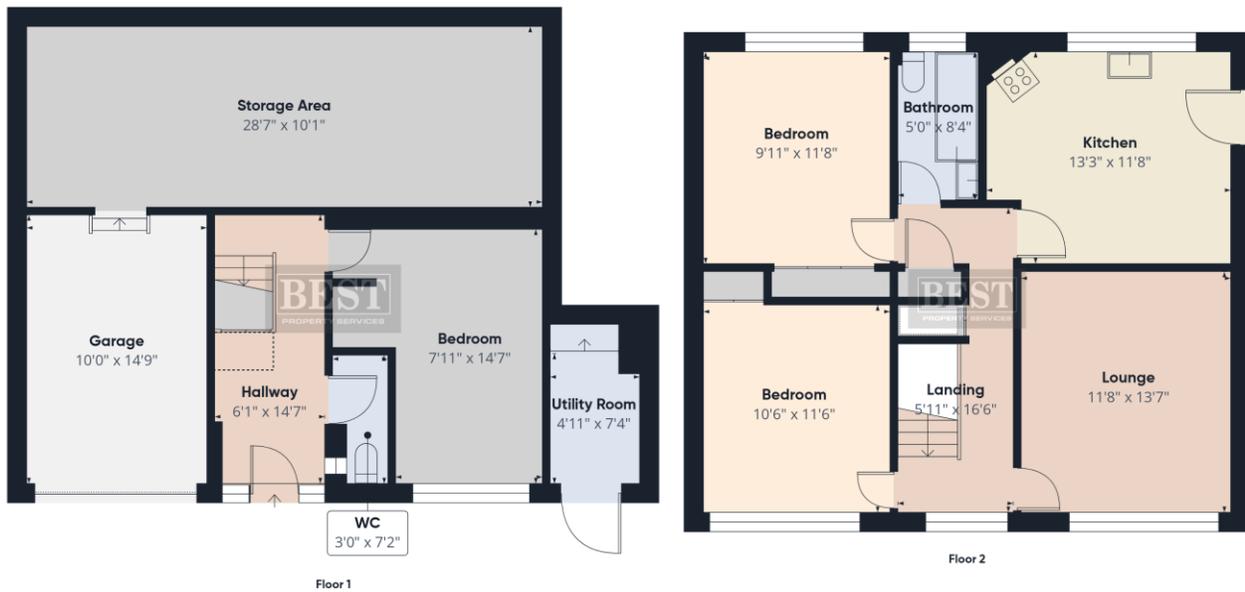
Conveniently located within the catchment area for local schools, and there are many local amenities within close proximity.

- EXCELLENT THREE BEDROOM SEMI DETACHED HOME FOR SALE
- Entrance Level Accommodation: Entrance Hall, Bedroom 1, Separate W.C. Garage with additional storage to the rear suitable for a variety of uses (subject to planning)
- First Floor Level Accommodation: Lounge, Kitchen/Dining Area, Three Bedrooms, Bathroom, Utility Space, Utility Room.
- Gas Fired Central Heating. Double Glazing.
- Concrete yard.
- Vegetable garden to the rear. Off street parking to the front.





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.

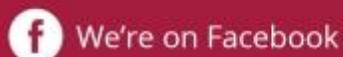
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811
info@bestpropertyservices.com
bestpropertyservices.com