

12 St. Colmans Park, Newry, Co. Down, BT34 2BX



Asking Price £149,000

New to the market!

This well-located three bedroom mid-terrace property is situated in the heart of Newry City Centre overlooking St Colmans Park. The property offers comfortable accommodation throughout and will appeal to a range of buyers including first-time purchasers and investors alike.

The property is accessed via an entrance hallway finished with laminate flooring and stairs leading to the first floor which are carpeted. To the front of the property is the main lounge which features carpet flooring and an open fireplace. There is a second living room positioned to the rear and is finished with laminate flooring and patio doors providing access to the rear yard. The kitchen is located to the back of the property and is fitted with a range of upper and lower level units with integrated oven and microwave. There is space for a fridge freezer, washing machine and tumble dryer. A hotpress is also located within the kitchen, ideal for additional storage and there is access to the rear garden from this area.

The first floor landing is carpeted and provides access to the roofspace along with a useful storage cupboard. The property benefits from three bedrooms comprising two doubles and one single. The family bathroom is fully tiled to the walls with lino flooring and comprises a three piece suite with shower over bath.

Externally, to the rear of the property there is a concrete yard which is enclosed with timber fencing to the boundaries. To the front there is a walled and gated entrance.

This property is ready for immediate occupation and is ideal for first-time buyers, investors, or those seeking a convenient city centre location.

- THREE BEDROOMED MID-TERRACED HOUSE WITHIN WALKING DISTANCE OF NEWRY CITY CENTRE
- Overlooking St. Colman's Park
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen
- First Floor Accommodation: Landing, Two Double Bedrooms, One Single Bedroom, Family Bathroom
- OFCH. PVC Double Glazed Windows
- Low Maintenance Yard to the Front and 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.

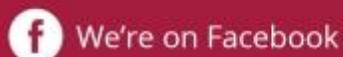
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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