

44 Belfast Road, Newry, County Down, BT34 1QA



Guide Price £320,000

Best Property Services are pleased to offer for sale 44 Belfast Road, Newry, a substantial detached residence set on an impressive site of approximately 0.2 acres. This charming home boasts generous accommodation throughout, retaining many original features such as open fireplaces, stained glass windows, coving and ceiling roses, while offering excellent potential for modernisation and refurbishment. This spacious family home presents an ideal opportunity for purchasers to put their own stamp on a beautiful period style residence with excellent potential.

The property is accessed via an inviting entrance porch with tiled flooring and a wooden front door featuring stained glass detail, leading into a bright entrance hall complete with solid wooden flooring and staircase to the first floor. There are two spacious reception rooms positioned to the front of the property, each benefitting from solid wooden flooring and open fireplaces. A third reception room, located to the rear, offers flexibility as an additional lounge, bedroom or home office, also featuring solid wooden flooring and open fireplace.

The kitchen is situated to the rear of the property and comprises a range of upper and lower units, tiled flooring, and a striking large brick fireplace with a stove, serving as a real focal point. A useful store is accessed from the kitchen, which is plumbed for a washing machine and dryer, includes a WC, and provides direct access to the rear yard and garage.

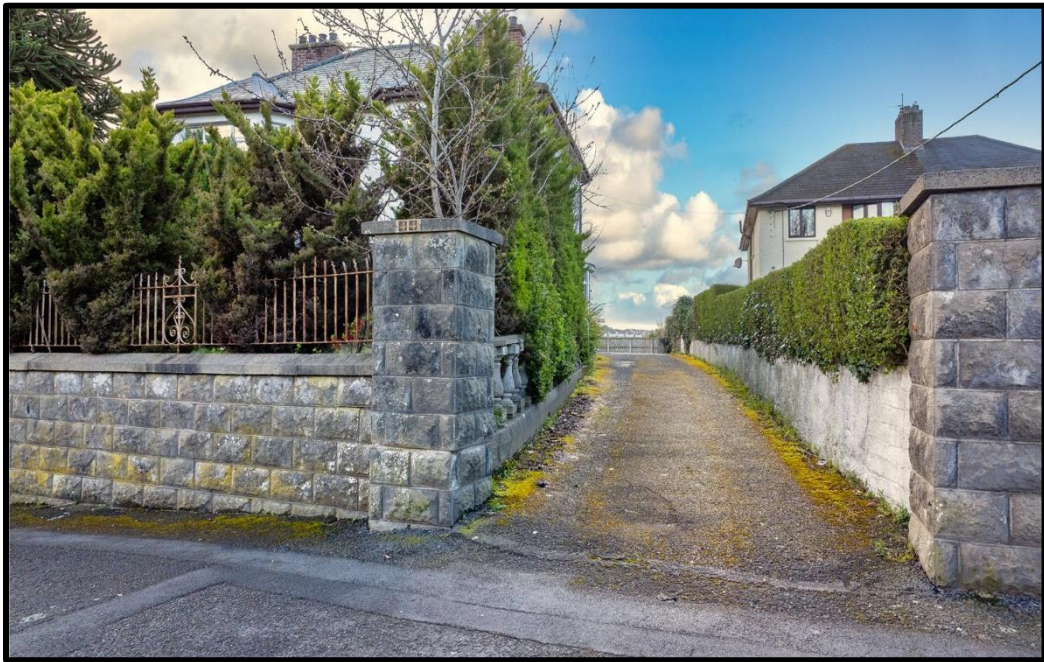
Upstairs, the landing and stairs are carpeted and feature a decorative stained glass window, adding character to the space. There are four well-proportioned bedrooms, all finished with solid wooden flooring, two of which benefit from open fireplaces. The family bathroom is fully tiled and comprises a three-piece suite along with a separate shower cubicle. Additional storage is provided via a hot press with shelving, and there is access to the roof space.

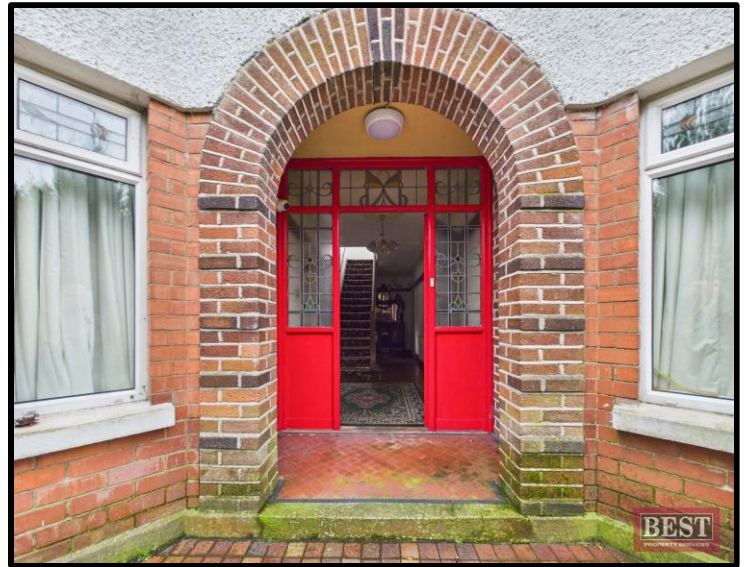
Externally, the property is set on a generous and well-defined site extending to approximately 0.2 acres. To the front, the home enjoys a garden laid in lawn, bordered by mature hedging and enclosed by a low stone wall with pillar detailing. A driveway to the side provides convenient off street parking and access to the rear. The property itself is a striking double fronted home with a symmetrical façade, feature bay windows and chimney stacks, giving it a timeless and characterful appearance.

To the rear, there is a large, enclosed yard with fenced boundaries, outside tap and access to the garage, offering excellent outdoor space.

Ideally located on the Belfast Road, the property benefits from excellent accessibility to Newry City Centre and the A1 dual carriageway, making it an ideal choice for commuters while still enjoying a spacious residential setting.

- **FOUR BEDROOM DETACHED RESIDENCE SET ON APPROX. 0.2 ACRES**
- Ground Floor Accommodation: Entrance Porch, Entrance Hall, Three Reception Rooms, Kitchen, Store with W.C.
- First Floor Accommodation: Landing, Four Bedrooms, Family Bathroom
- Original Features Including Open Fireplaces, Stained Glass Windows, Coving and Ceiling Roses
- Oil Fired Central Heating. PVC Double Glazing. Integral Garage
- Mature Front Gardens Laid in Lawn with Hedging and Stone Boundary
- Large Private Enclosed Yard to Rear Accessed via Private Driveway
- Opportunity to Modernise a Spacious Family Home with Excellent Potential





Floorplan









Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	53 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.

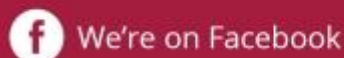
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



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