

## 26 Main Avenue, Newry, Co. Down, BT35 6EY



**Guide Price £175,000**

Situated within the ever popular Derrybeg area of Newry, 26 Main Avenue is a beautifully presented three bedroom semi detached home offering bright, well maintained accommodation throughout, ideal for first time buyers, young families or those seeking a home in a convenient residential location close to local amenities, schools and transport links.

The property is entered via a welcoming tiled entrance hall with attractive wooden staircase leading to the first floor. To the left is a spacious living room featuring laminate wooden flooring, a charming wood burning stove, and sliding patio doors opening directly to the rear garden, creating a bright and practical living space ideal for both relaxing and entertaining.

To the right of the hallway, the modern fitted kitchen is finished with an excellent range of upper and lower level units and benefits from integrated oven, hob and dishwasher, complemented by tiled flooring for ease of maintenance.

The first floor offers a bright landing with wooden flooring and a shelved hotpress. There are three well proportioned bedrooms, including two generous doubles to the front and a comfortable single bedroom to the rear, all finished with laminate flooring. One bedroom further benefits from built-in sliding door storage and provides access to the fully floored attic via a staircase. The attic space is finished with laminate flooring and benefits from Velux windows and spotlights, providing excellent practical storage space.

The family bathroom is fully tiled and fitted with a white suite comprising vanity wash hand basin, WC, panel bath with shower overhead and heated towel radiator, finished with an attractive wooden ceiling.

Externally, the property enjoys a tarmac driveway to the front with outdoor power socket. The enclosed rear garden is arranged over several levels and offers excellent practicality, including a lean to utility area plumbed for both washing machine and dryer with sink unit, a block built store, outdoor taps, external sockets and storage shed, with convenient gated access to the rear.

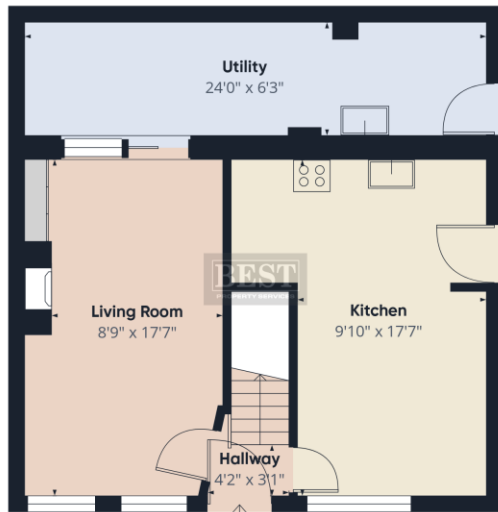
Early viewing is highly recommended to fully appreciate all this superb home has to offer.

- Three Bedroom Semi Detached Home
- Located just off the Camlough Road
- Positioned in a Popular Residential Development
- Oil Fired Central Heating. PVC Double Glazed Windows
- Off Street Parking
- Conveniently located within walking distance of the local shop, nearby schools and Daisy Hill Hospital
- Excellent commuter access with the A1 dual carriageway just minutes away

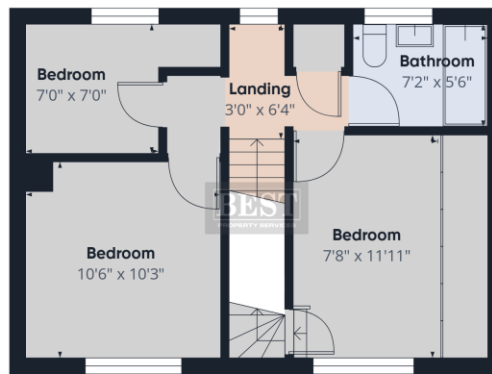




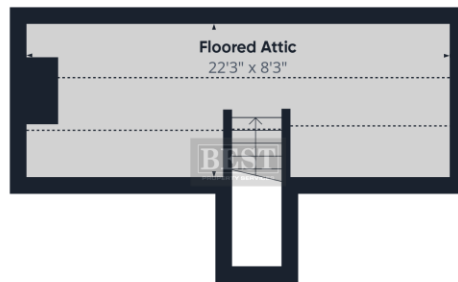
# Floorplan



Floor 1



Floor 2



Floor 3



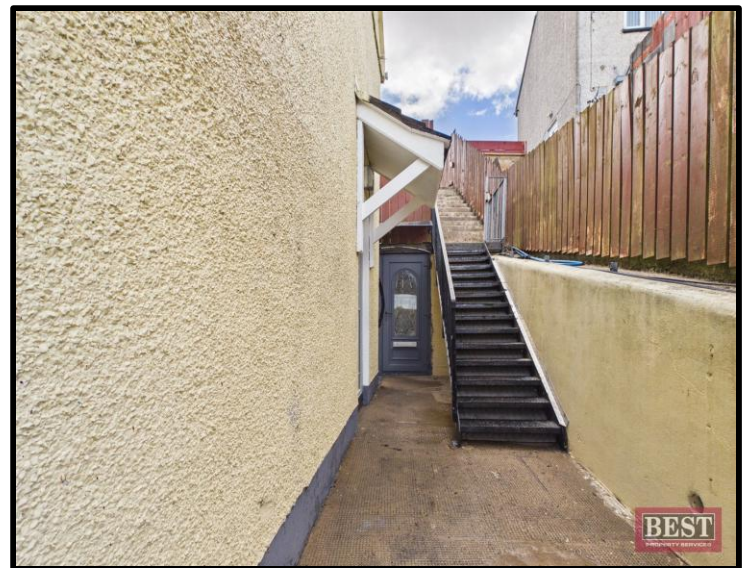
Approximate total area<sup>(1)</sup>  
1117 ft<sup>2</sup>  
Reduced headroom  
113 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





# 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.

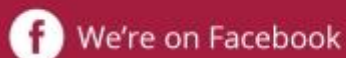
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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