

85 Larchmount, Newry, Co. Down, BT35 6TX



Offers Over £189,950

New to the market, this attractive three bedroom semi detached home offers well proportioned accommodation, ideal for families, first time buyers, or those seeking a comfortable home in a convenient location.

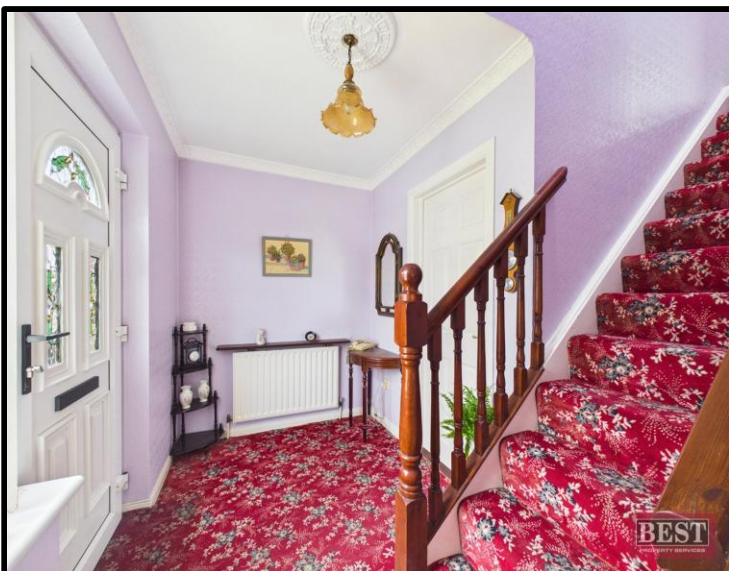
The ground floor comprises a welcoming entrance hall with carpet flooring, a bright and spacious lounge overlooking the front garden with carpet flooring and a feature fireplace with open fire. Double doors lead to the Kitchen/Dining Area. The Kitchen has a range of upper and lower level units providing excellent space for everyday living and entertaining. On the first floor, there are three well-sized bedrooms and the family bathroom consisting of a three piece suite.

Externally, the property benefits from an integral garage with a useful utility area to the rear. The enclosed rear garden is laid in lawn, offering a pleasant outdoor space, while the front of the property provides off-street parking.

Additional features include oil fired central heating, double glazing throughout, and the inclusion of carpets, curtains, and blinds within the sale, allowing purchasers to move in with ease.

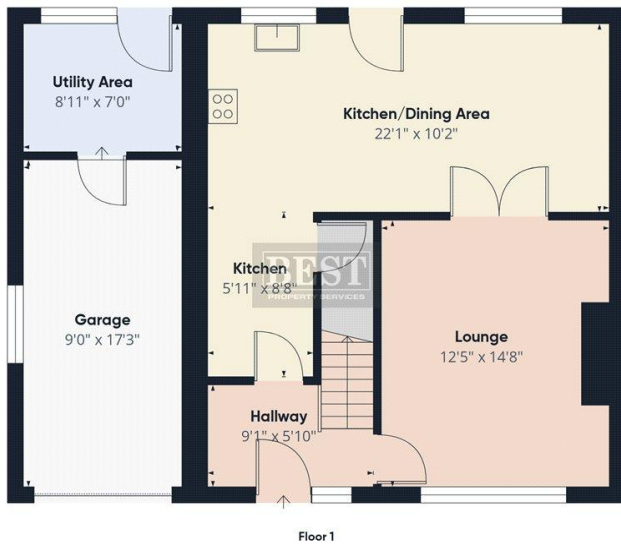
Early viewing is highly recommended to fully appreciate all this home has to offer.

- OFFERING NEW TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOME
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area.
- First Floor Accommodation: Three Bedrooms, Family Bathroom.
- Integral garage with utility area to the rear.
- Gardens to the rear laid in lawn. Off street parking to the front.
- Oil Fired Central Heating. Double Glazing.
- Carpets, curtains and blinds included within sale.





Floorplan



Approximate total area⁽¹⁾
1184 ft²
Reduced headroom
14 ft²

(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.

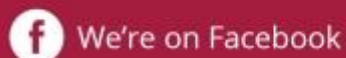
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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