

35 Chancellors Hall, Newry, Co. Down, BT35 8UZ



Guide Price £199,950

Situated within the popular Chancellors Hall development in Newry, this well presented three bedroom mid terrace home offers modern, low maintenance living in a convenient residential location. Finished to a high standard throughout, the property benefits from an open plan ground floor layout, private rear yard, and off street parking, making it an ideal purchase for first time buyers, young families, or investors alike.

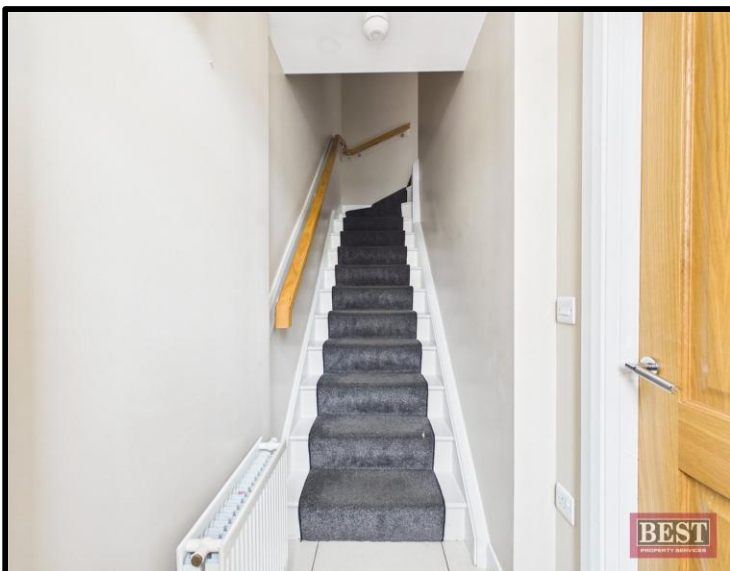
Upon entering, the tiled entrance hall leads through to a bright and spacious open plan living, kitchen and dining area. The living space features an electric inset fireplace, while the contemporary kitchen is fitted with a range of upper and lower level units complemented by granite worktops and integrated appliances including a fridge freezer and dishwasher. To the rear, a tiled hallway provides access to the enclosed rear yard and a convenient ground floor WC fitted with a vanity wash hand basin and WC.

The first floor comprises three well proportioned bedrooms, including two doubles and a single bedroom, all finished with carpet flooring. One of the bedrooms benefits from built in wardrobes. The family bathroom is fully tiled from floor to ceiling and is fitted with a three piece suite including a separate shower, bath and vanity wash hand basin. A shelved hotpress and access to the roof space via a pull down ladder are both located on the landing.

Externally, the property enjoys a tarmac driveway to the front providing off street parking. To the rear is a fully enclosed paved yard with outdoor tap, bounded by wall and timber fencing. A timber shed, complete with electricity supply and plumbing for a washing machine and tumble dryer, provides excellent additional storage and utility space.

Viewing is highly recommended to appreciate the quality and convenience of this well presented home.

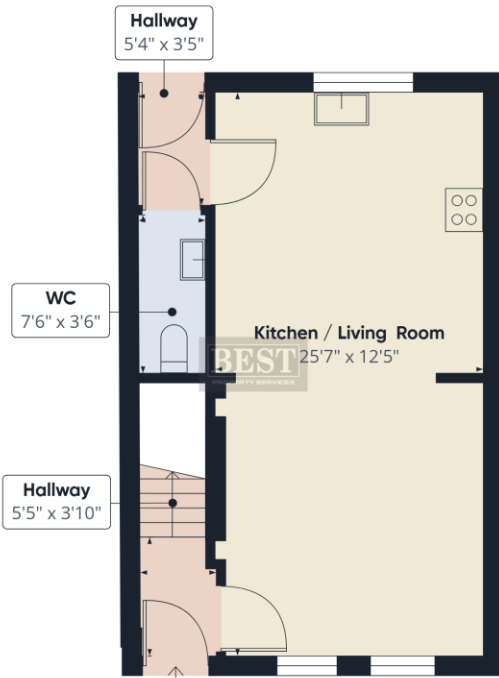
- EXCELLENT THREE BEDROOM TERRACED HOUSE FOR SALE
- Ground Floor Accommodation: Entrance Hall, Open Plan Living / Kitchen / Dining Area, Separate W.C.
- First Floor Accommodation: Three Bedrooms, Family Bathroom, Hotpress.
- Oil Fired Central Heating. Pvc Double Glazing.
- Paved garden to the rear with wall and timber fencing to boundaries.
- Timber shed to the rear with storage and utility space.
- Off Street parking to the front.



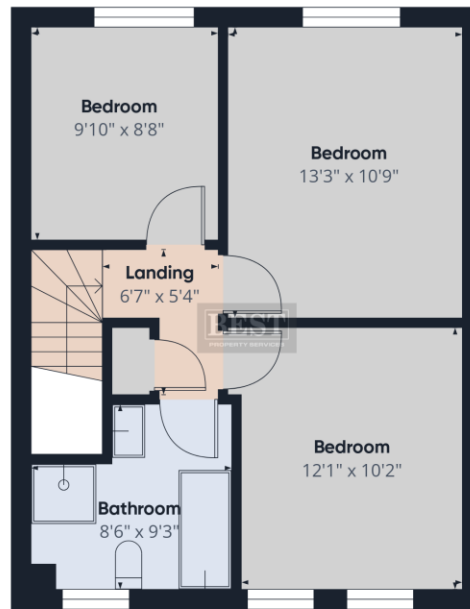




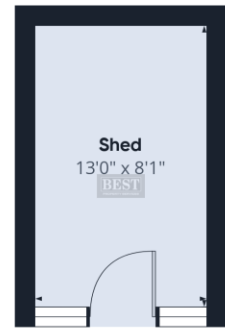
Floorplan



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Energy Performance Certificate

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



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