

5 Glenside Terrace
NEWRY BT35 8BP

shooter
property services



This well-maintained two-bedroom mid-terrace property is conveniently located in the heart of Newry City, within walking distance of local shops, churches and a range of amenities. Presented in excellent decorative order throughout, the property offers comfortable, ready-to-move-into accommodation, making it an ideal purchase for first-time buyers and investors alike. The property also benefits from up-to-date electrical installations and compliance with current smoke alarm regulations. Early viewing is highly recommended. For further details or to arrange a viewing, please contact the selling agent.

for sale



2



1



1

£120,000

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Entrance Porch

Hardwood door. Ceramic tile floor.

Hallway

Laminate floor.

Living Room / Dining

9' 2" x 19' 7" (2.80m x 5.96m)
Decorative fireplace with slate hearth, wooden surround and mantel. Storage cupboard off. Telephone point and laminate floor.

Kitchen

6' 9" x 10' 2" (2.07m x 3.10m)
High and low level units incorporating stainless steel sink unit, Beko integrated oven, Neff hob and spaces for fridge-freezer and washing machine. Ceramic tiled floor and part tiled walls. Hardwood door to rear.

Landing

Hotpress off. Carpet.

Bedroom 1

13' 7" x 10' 11" (4.14m x 3.32m)
Carpet.

Bedroom 2

8' 3" x 8' 3" (2.52m x 2.51m)
Carpet.

Shower Room

6' 10" x 6' 1" (2.08m x 1.86m)
Toilet, pedestal wash hand basin, and shower with Redring Expressions electric shower unit. Extractor fan. Vinyl floor and part tiled walls.

External

Fully enclosed rear outdoor space comprising a paved patio area and elevated concrete yard. Outside water tap and external lighting.

Features:

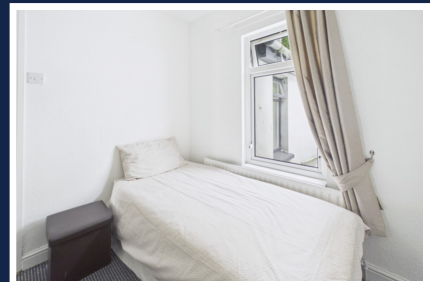
- * Oil Fired Central Heating
- * Part Double Glazing
- * Carpets, Curtains & Blinds Included
- * Very Good Decorative Order
- * Popular Residential Location
- * Ideal For An Investor Or First Time Buyer
- * Popular Residential Location
- * Walking Distance of City Centre

Price: £120,000

Holding Deposit: £2,000

Ref: 4534

Arrange a viewing:
028 3026 0565
newry@shooter.co.uk



Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		