

shooter
property services

Bringing Property
and People Together



NEWRY
82 Hill Street
Newry
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028 30260565
newry@shooter.co.uk



www.shooter.co.uk

Shooter Property Services (Newry) LTD trading as Shooter Property Services in Newry, is a limited company registered in Northern Ireland with registered number NI645188. Our Registered office is 82 Hill Street, Newry, Co Down BT34 1BE.

'Rosario'
30 Armagh Road
NEWRY BT35 6DJ

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A charming 2 reception, 4 bedroom detached family residence occupying a circa 0.3 acre site with direct frontage onto the Armagh Road.

The property would be ideally suited for family use, offering great potential for upgrading and extending, while retaining the benefit of large and private rear gardens.

Early internal inspection is highly recommended by the selling agents as keen interest in anticipated.

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for sale



£170,000

Rosario 30 Armagh Road NEWRY BT35 6DJ

For Appointments
Telephone: (028) 30260565



Entrance Porch

4' 6" x 3' 0" (1.37m x 0.91m)

Mahogany front door.

Entrance Hall

Spacious entrance hall with understairs store.

W.C. Off

3' 7" x 2' 6" (1.09m x 0.76m)

Toilet and wash hand basin. Ceramic tiled floor.

Lounge

20' 6" at longest x 13' 0" at widest (6.24m x 3.96m)

Wood panelled wall feature with glass fronted fire and tiled hearth. Wall lights. Beautiful outward view of large rear gardens.

Sitting Room

14' 0" x 10' 6" (4.26m x 3.20m)

Mahogany fireplace surround with tiled inset / hearth and open fire. Coved ceiling.

Kitchen

9' 10" x 8' 3" (2.99m x 2.51m)

Range of fitted kitchen units. Plumbed for washing machine and double drainer sink unit. Larder off. Door to rear.

First Floor

Landing - Hotpress off.

Bedroom 1

10' 6" x 14' 0" (3.20m x 4.26m)

Front aspect.

Bedroom 2

10' 0" x 8' 6" (3.05m x 2.59m)

Rear aspect. Built in wardrobe.

Bedroom 3

10' 0" x 12' 0" (3.05m x 3.65m)

Rear aspect. Built in wardrobe.

Bedroom 4

10' 6" x 9' 8" (3.20m x 2.94m)

Rear aspect. Built in wardrobe.

Bathroom

6' 6" x 6' 0" (1.98m x 1.83m)

Bath and wash hand basin. Heated towel rail and tiled wall.

W.C. Off

5' 6" x 2' 6" (1.68m x 0.76m)

Toilet and tiled floor.

External

Tarmac driveway and parking area to front and side. Garden area with selection of shrubs and plants. Wrought iron gates and pillars.

Detached Garage

21' 6" x 8' 9" (6.55m x 2.66m)

Up and over door. Oil fired boiler. Exceptionally large rear gardens with range of plants and shrubs.

Price:

Offers around: £170,000

Ref: 3940

Features:

- *Oil Fired Central Heating
- *Alarm System Fitted
- *c. 0.30 Acre Site
- *Mainly Double Glazed Windows
- *Central Location and Close to Schools
- *Close to A1 Motorway
- *Plus Many Other Features

Fisher Mullan

Solicitors

8 Trevor Hill

Newry

BT34 1DN

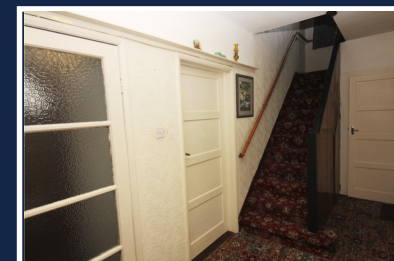
Appointments:

Please call (028) 30260565

Mon – Fri 9am to 5.30 pm

Sat - 9.30am to 12 noon

P.T.O.



EPC TO FOLLOW

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, 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.