

Entrance Hall

Hardwood front door and laminate floor.

Lounge

10' 10" x 7' 6" (3.30m x 2.28m)
Cast iron fireplace with granite hearth. High output back boiler heating radiators. Laminate floor.

Kitchen/Diner

11' 9" x 10' 0" (3.58m x 3.05m)
Range of fitted high and low level units including oven and hob.
Part tiled walls and plumbed for washing machine.
Laminate floor and pvc double glazed door to rear yard.

First Floor

Landing.

Bedroom 1 - To Front

9' 3" at longest x 9' 0" at widest (2.82m x 2.74m)
Hotpress.

Bedroom 2 - To Rear

9' 3" x 5' 10" (2.82m x 1.78m)

Bathroom

4' 4" x 10' 2" (1.32m x 3.10m)
White bath with electric shower over, toilet and wash hand basin.
Bath area is tiled.

External

Small enclosed rear yard.

Price:

Offers over £80,000

Ref: 3995

Solicitors:

Campbell & Grant
17 Sugar Island
Newry
BT35 6HT

Features:

- *Solid Fuel Central Heating
- *All Carpets and Blinds Included
- *Very Good Decorative Order
- *City Centre Location
- *Ideal for Investor Market

Appointments:

Please call (028) 30260565
Mon – Fri 9am to 5.30 pm
Sat 9.30am to 12 noon



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	53
(21-38) F		
(1-20) G		

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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RICS



17 River Street
NEWRY BT34 2DQ

shooter
property services



This centrally located two bedroom townhouse would be ideally suited to the investor market, with current demand high for rental property in Newry city.

The property has been recently internally decorated, with modern kitchen / bathroom and solid fuel heating.

Internal inspection is recommended by the selling agents as keen interest is anticipated.

for sale



2



1



1

£80,000