

30 Blackthorn Grange
, Newry, BT34 2TF

£129,950

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3



1



1



- Central Location
- Double Glazed Windows
- Off Street Parking
- Enclosed Rear Yard with Garden Shed
- Oil Fired Central Heating
- Ideal Starter Home or Investment Opportunity

SUMMARY

Accommodation in Brief

GROUND FLOOR

Entrance Hall

Living Room

13'8" x 12'11" (4.19m x 3.95m)

Kitchen/Dining Room

17'0" x 9'9" (5.20m x 2.99m)

FIRST FLOOR

Bedroom 1

10'6" x 9'9" (3.21m x 2.98m)

Bathroom

7'3" x 5'5" (2.22m x 1.67m)

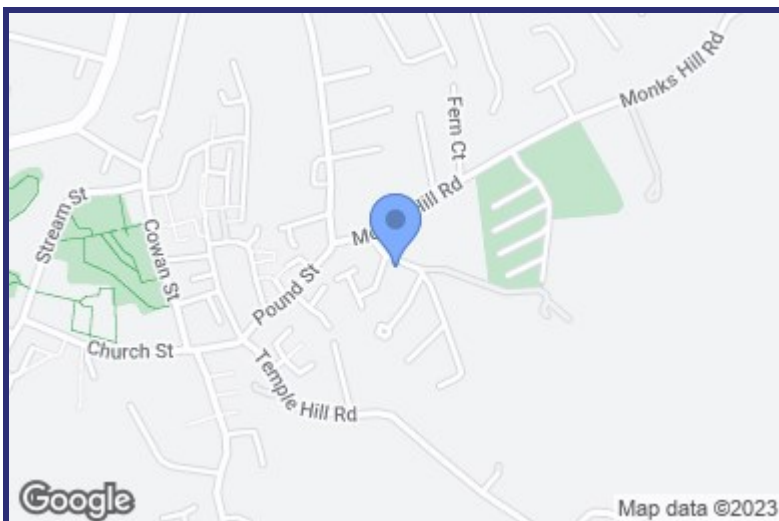
Bedroom 2

12'3" x 9'9" (3.74m x 2.98m)

Bedroom 3

8'4" x 8'3" (2.56m x 2.53m)

EXTERIOR

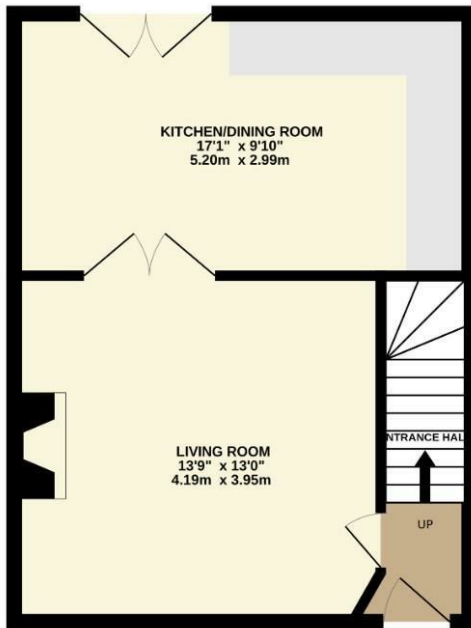


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

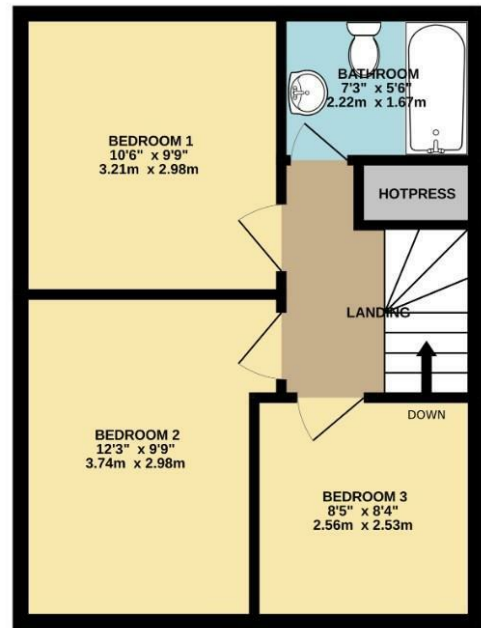


Floor Plan

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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