



8 Church Street
, Newry, BT34 2AH

Offers over £90,000

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, Newry, BT34 2AH

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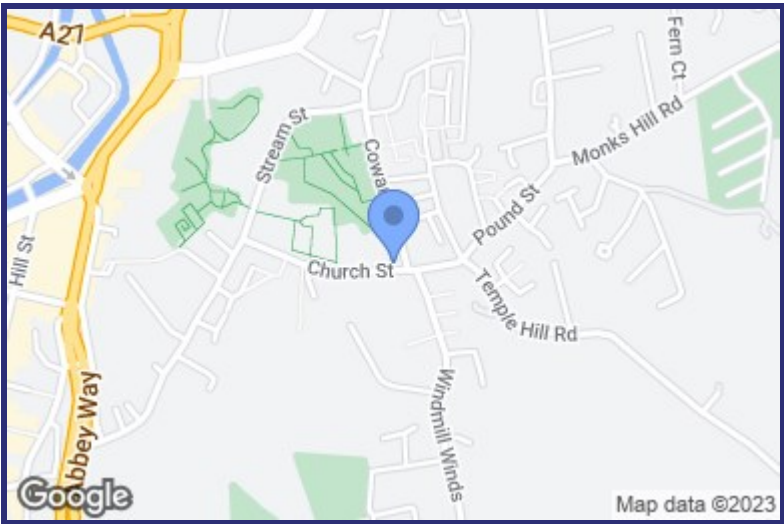
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 C

- Centrally Located
 - EPC: C 70/71
- Gas Heating
- Double Glazing

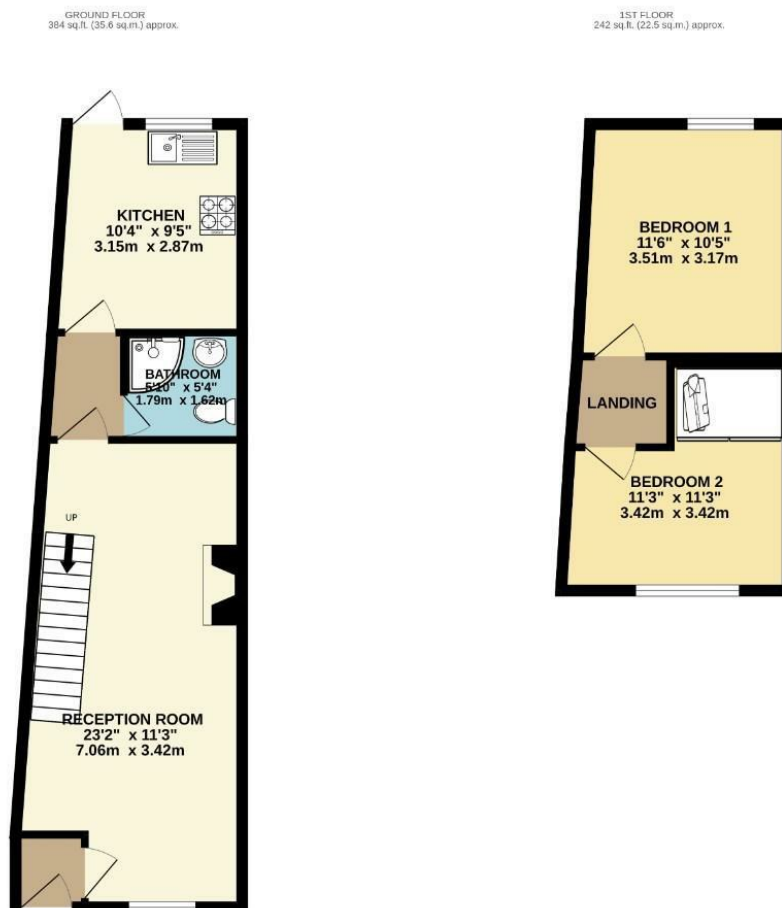
- Entrance Hall
3'5" x 3'5" (1.05 x 1.05)
- Living Room
23'1" x 11'2" (7.06m x 3.42m)
- Bathroom
5'10" x 5'3" (1.79m x 1.62m)
- Kitchen
10'4" x 9'4" (3.15m x 2.87m)
- Bedroom 1
11'6" x 10'4" (3.51m x 3.17m)
- Bedroom 2
11'2" x 11'2" (3.42m x 3.42m)
- External



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(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



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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.
Made with Motopix 6/2023

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Newry:
30 Monaghan Street, Newry, Co.Down, BT35 6AA
T: 028 300 50633 E: newry@bradleyeni.com

Warrenpoint:
25 Duke Street, Warrenpoint, Co.Down, BT34 3JY
T: 028 417 73777 E: warrenpoint@bradleyeni.com

Rostrevor:
14 Bridge Street, Rostrevor, Co.Down, BT34 3BG
T: 028 417 39999 E: rostrevor@bradleyeni.com

Belfast:
55-59 Adelaide Street, Belfast, Co.Antrim, BT2 8FE
T: 028 962 09909 E: belfast@bradleyeni.com

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