

99 Second Avenue
Newry, BT35 6HB

Offers over £129,950

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, Newry, BT35 6HB



- End Terrace
- Double Glazing
- 4 Bedrooms
- Low maintenance exterior
- Gas Central Heating
- Ideal for first time buyers and investors alike

SUMMARY

Accommodation in Brief:

GROUND FLOOR

Entrance Hall

2'11" x 11'1" (0.91m x 3.38m)

Living Room

13'3" x 11'5" (4.04m x 3.5m)

Kitchen/Dining Room

18'1" x 10'4" (5.53m x 3.17m)

Bedroom/Reception

14'4" x 9'4" (4.39m x 2.87m)

Bathroom

8'2" x 6'3" (2.50m x 1.93m)

FIRST FLOOR

Bedroom 1

13'7" x 8'10" (4.16m x 2.71m)

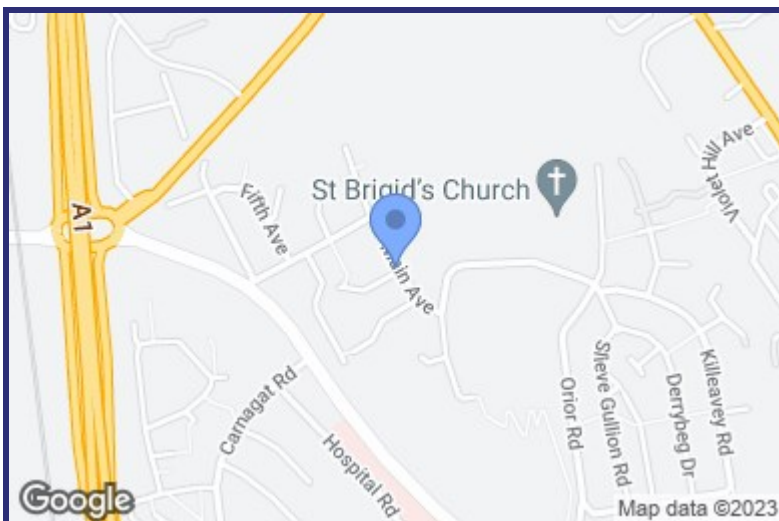
Bedroom 2

10'7" x 10'2" (3.25m x 3.12m)

Bedroom 3

9'3" x 7'6" (2.84m x 2.29m)

EXTERIOR

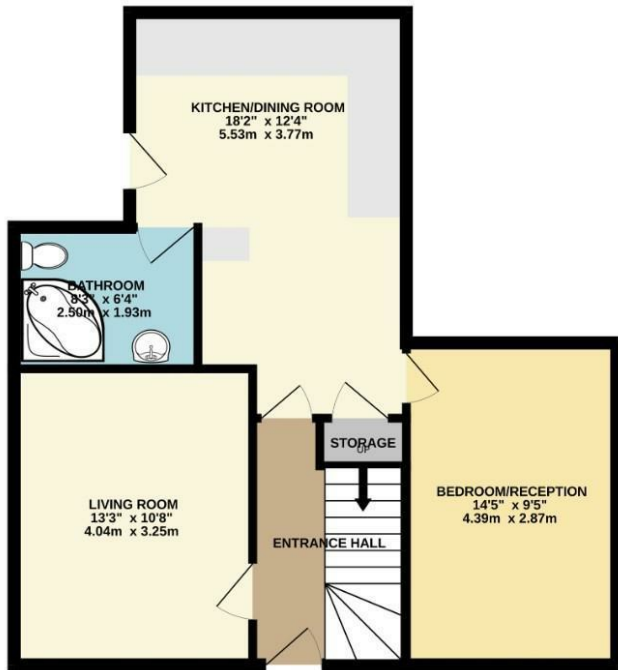


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 63 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC | |

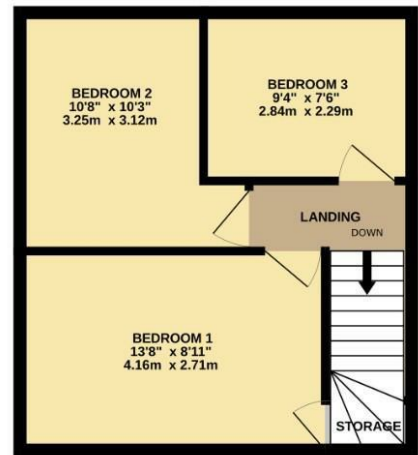


Floor Plan

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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