

G.23.059

Newmills House, 18 Manse Road, Portadown, BT63 5NW



Guide Price £250,000 (Residence & Gardens circa 0.6 Acres)

We are delighted to offer this beautiful, detached family home, situated in a much sought-after area. Newmills House occupies a mature tree lined site with a spacious garden for all the family to enjoy. The property is perfectly located, a 10-minute drive from Portadown town centre with the full range of retail and recreational activities on offer.

Internally the entrance hall leads to three generous sized reception rooms, perfect for family use and entertaining guests. The kitchen/dining area with utility room completes the sizable ground floor. First floor accommodation comprises of three generously sized bedrooms and bathroom. This well located country residence offers the perfect combination of space, comfort, and character. This property also includes a range of outbuildings and sizeable garden, extending to approximately 0.60 acres.

Ground Floor

Living Room 4.90m x 3.37m Open fire place with mahogany hearth and tiled surround, tv point
Kitchen 4.20m x 4.54m High and low units with integral oven and hob and built in dishwasher
Utility Room 3.30m x 1.49m High and low level units
Dining Room 5.47m x 3.32m Open fire place with Oak hearth and surround, tv point
Reception room 5.62m x 3.03m Open fire place with mahogany hearth

First Floor

Bedroom 1 3.4m x 4.3m Tv point
Bedroom 2 3.34 x 6.58m Open fire place
Bedroom 3 2.61m x 3.28m Built in wardrobe







Finance

Due to the low EPC rating on this property the agent will give a preference too none mortgage buyers. Any parties requiring a mortgage will need to provide written confirmation from there broker that a specific lender will provide a mortgage, stating percentage for this property pre viewing.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		30 F
1-20	G	7 G	

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday 09:00 – 17:30

Saturday 09:00 – 19:30

09:00 – 17:00

09:30 – 12 noon

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

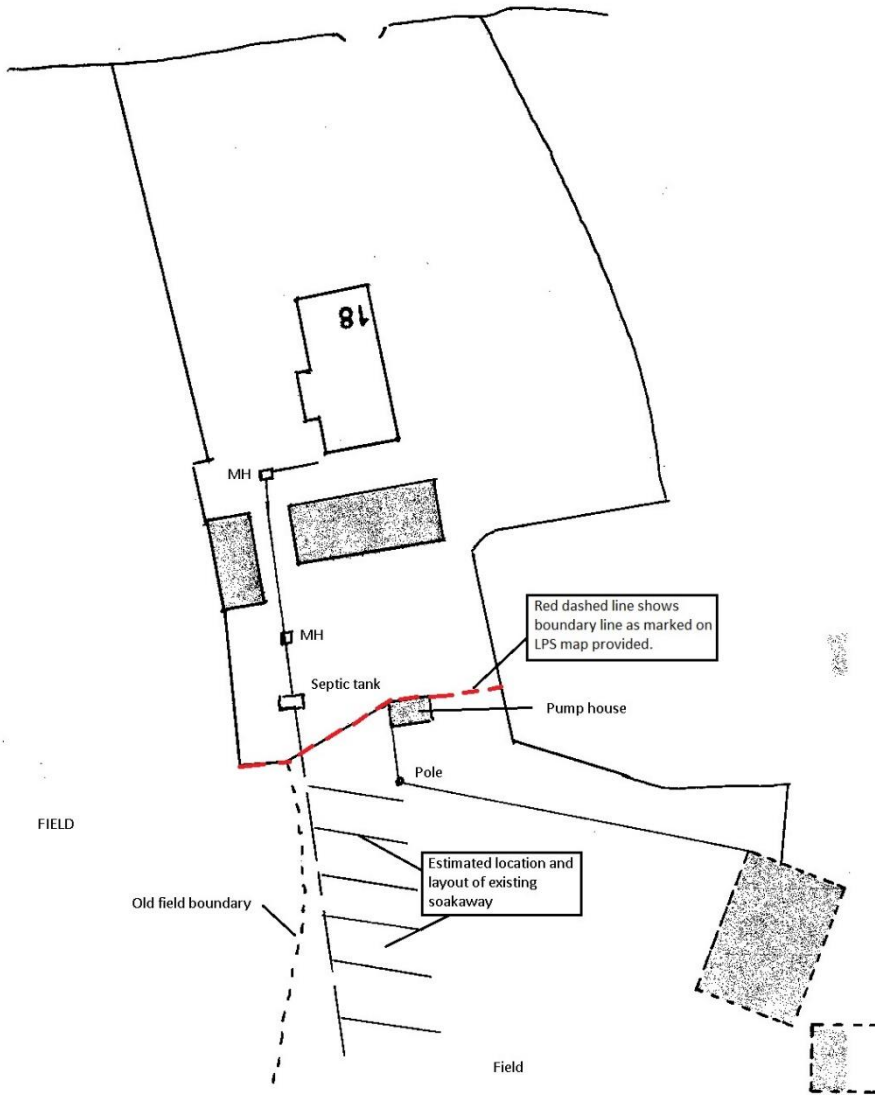


Tel: 028 8772 2663

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bestpropertyservices.com

Septic Tank



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