

9 Warren Hill, Newry, County Down, BT34 2PH



Asking Price £297,500

WE ARE DELIGHTED TO ANNOUNCE NEW TO THE MARKET!!

This fantastic detached property is situated on a prime site within the popular Warren Hill development which is located just off the Old Warrenpoint Road in Newry. This family home offers an abundance of living space, well proportioned bedrooms a detached garage, enclosed gardens to the front, side and rear making it an ideal property for a growing family.

The entrance level comprises of an entrance hall, cloakroom and hotpress, lounge with feature fireplace with an open fire. To the rear you will find an open plan kitchen/dining area which has a full range of units and appliances leading to a beautiful living area, adjacent to the kitchen there is a useful utility room with plumbing for white goods and a separate w.c. To the front there are two generous sized bedrooms and an office. The Family Bathroom is located on this level and is fully tiled with a three piece suite. There are two double bedrooms accessible via the entrance hall on a lower level along with a fully tiled shower room. Stairs lead to bedroom 5 which is on the first floor.

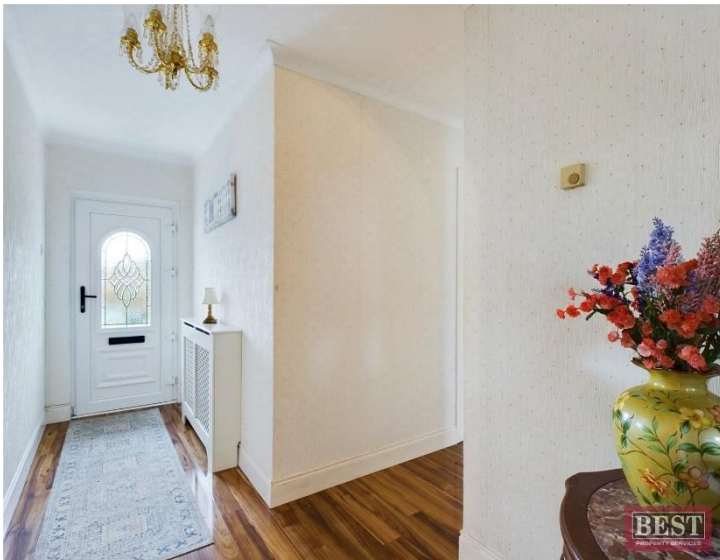
Externally to the front there is a spacious tarmac driveway, detached garage and extensive lawns laid in grass to the front, side and rear.

There are local amenities close by and viewing is highly recommended.

Location

From Newry, take the Old Warrenpoint Road and travel 0.4 miles. Turn left onto Warren Hill and number 9 is located at the top of the development

- Entrance Hall, Lounge, Living Room, Office/Bedroom, Kitchen/Dining Area, Utility Room, Separate W.C.
- Five Bedrooms, Family Bathroom, Shower Room.
- Oil Fired Central Heating. Pvc Double Glazing.
- Corner site with large gardens laid in lawns.
- Wired for intruder alarm.
- Detached Garage. Boiler Room.





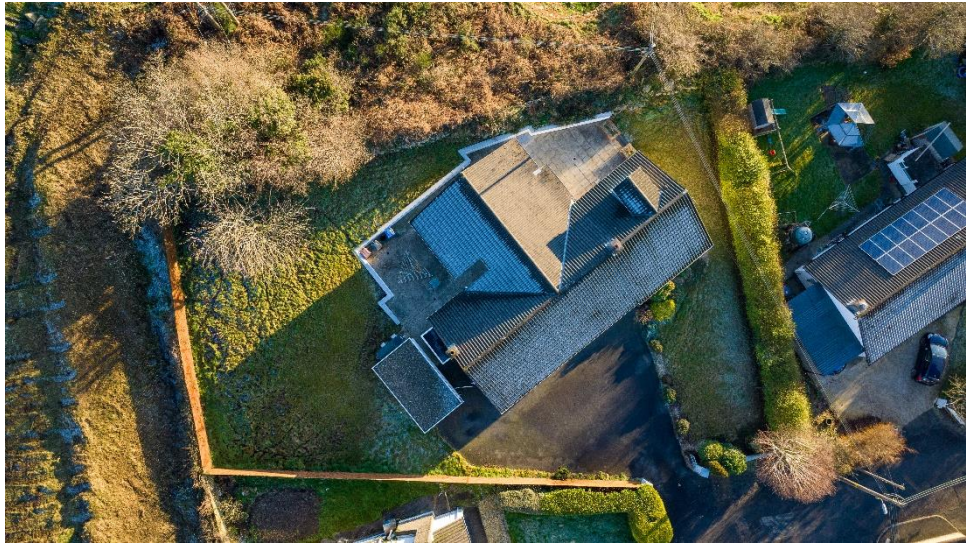
Floorplan



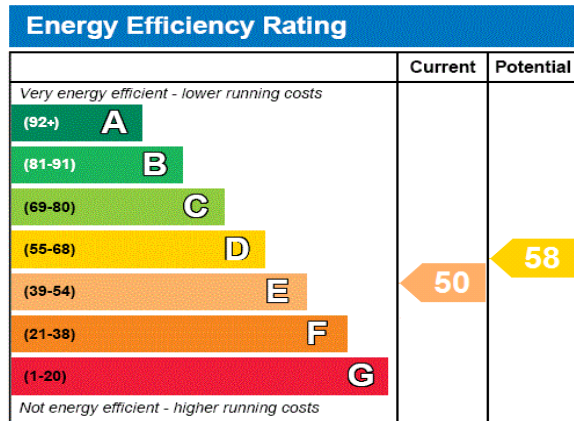








Energy Performance Certificate



Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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/ukxi/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.

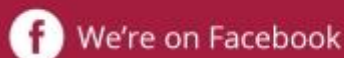
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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



Tel: 028 3026 6811

info@bestpropertyservices.com

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