

## 2 Altnaveigh Park, Newry, BT35 8XB



**Asking Price £150,000**



Introducing to the market a well-kept and presented three bedroom semi-detached property in Altnaveigh Park, Newry.

Located with great access to both the city centre and the A1 motorway this property would make an ideally home for a first-time buyer.

On entering the property you will find a tiled hallway leading to the living room at the front of the house at the end of the hall the kitchen is fully tiled with a full range of modern kitchen units and appliances. The kitchen has plenty of space for a dining table along with access to under stair storage at one end of the kitchen and a short hall leading to a hotpress, rear garden access and downstairs w/c to the other side of the kitchen.

Upstairs there are two double bedrooms and one single bedroom. With the double bedroom to the rear of the house benefiting from built in storage. The fully tiled house bathroom is also located upstairs along with additional storage units in the hallway.

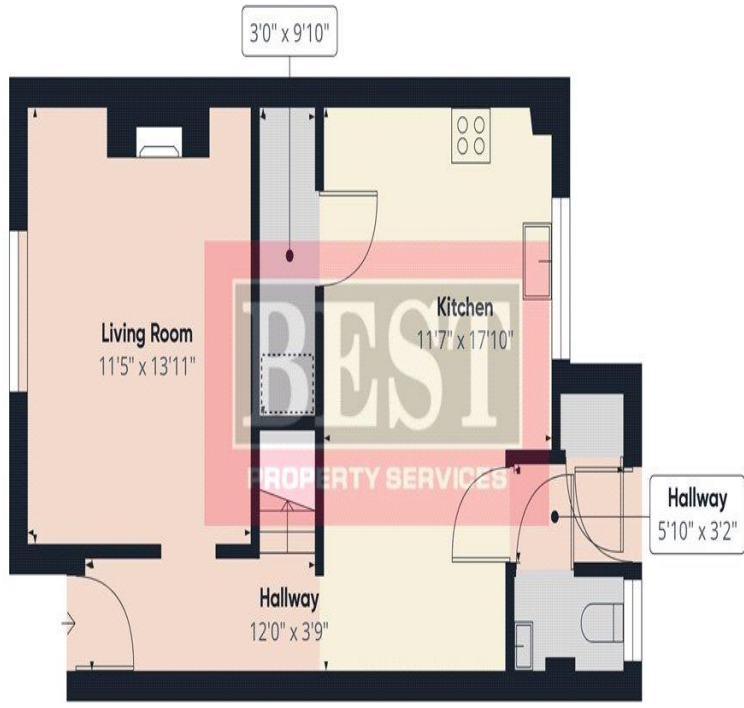
Externally to the front the property has a driveway and small lawn, access to the rear garden is securely gated and includes a larger lawn and decking area with timber fence boundary.

- Three Bedroom Semi Detached Home for Sale
- Located in Altnaveigh Park with great access to A1 Motorway
- Spacious rear garden
- Ideal home for First Time Buyers

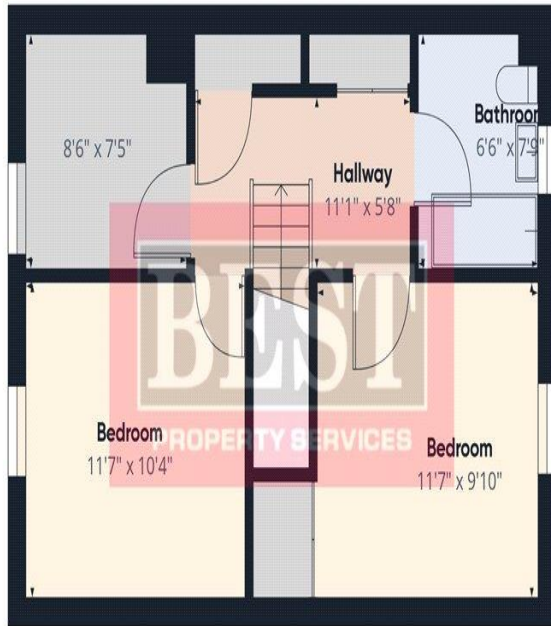




# Floorplan



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

927.03 ft<sup>2</sup>

Reduced headroom

5.54 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### 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/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.

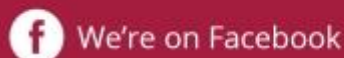
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

### 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



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