

237 Barcroft Park, Newry, County Down, BT35 8ES



Asking Price £134,950

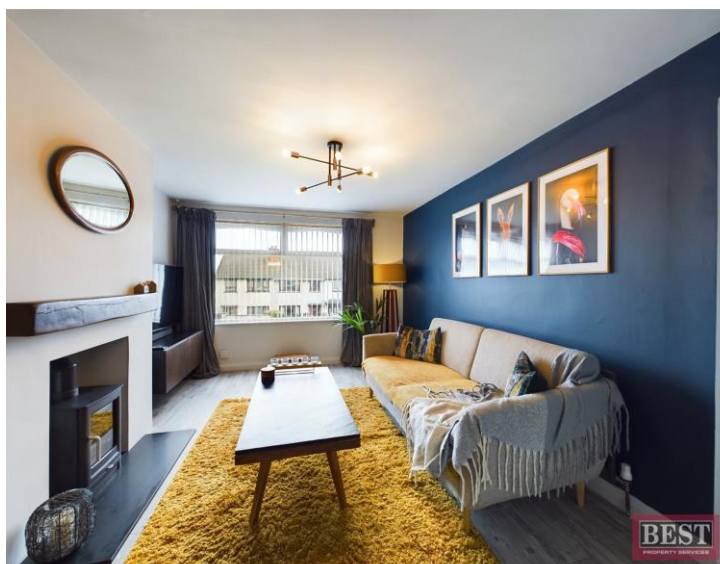
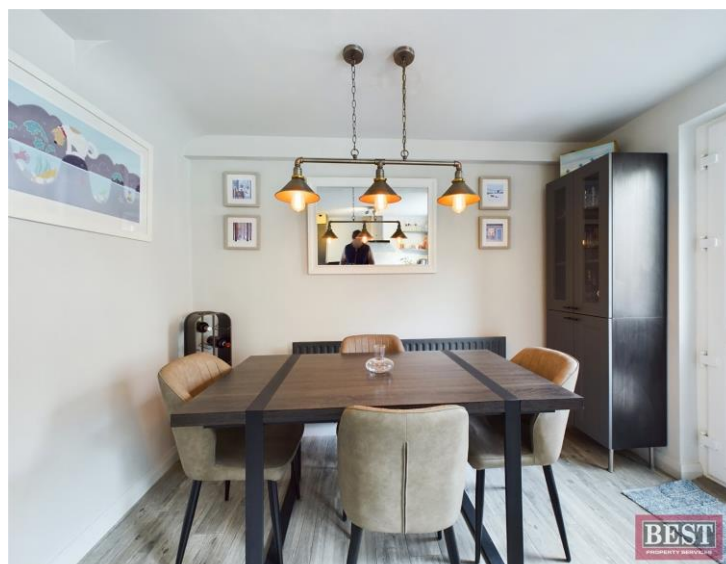
Introducing to the market an exceptionally well finished and maintained three-bedroom mid-terraced home located in Barcroft Park, Newry.

On entering the property you will find a welcoming entrance hall with under stair storage along with a well-designed doggie house! The living room to the front of the house has been opened up to better connect to the kitchen/dining area. The space has tiled flooring and a wood burning stove. The kitchen, with plenty of space for a family sized dining table, has a full range of integrated appliances and modern units all installed within the last two years.

Moving upstairs the master bedroom to the front of the property comes complete with built in storage, there is an additional double bedroom to the rear of the house and a single bedroom currently being used as a home office. The main house bathroom includes a walk in shower, floor to ceiling tiling and tastefully designed wooden shelving.

Externally, to the rear the garden is split level with the lower level being recently redesigned to include a patio area with barbeque area, above the patio is the lawn garden running to the flower beds at the rear boundary. To the front of the property the property is gated with stepped access alongside the front lawn to the front door.

- Three Bedroom Mid Terraced Home
- Located in Barcroft Park with close links to motorway and walking distance into town.
- Fully refurbished to a high standard with all works carried out within the last two years.
- Open plan kitchen / living space.





Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
820.93 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 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.

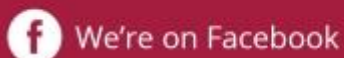
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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