

6 Heslips Court, Newry, Co Down, BT35 8GR



Asking Price £209,950

This exclusive 3 Bedroomed Semi Detached Property is presented in excellent decorative order throughout within a family friendly development and would ideally suit those seeking a low maintenance property in an excellent location. Located just off the highly sought after Dublin Road, just a couple of minutes' drive to the main Belfast/Dublin A1-N1 Dual Carriageway with the additional benefit of being within easy walking distance of Newry City Centre, Shopping Precinct and all local amenities.

Internally the property consists on the Ground Floor of an Entrance Hall with tiled flooring, a spacious Lounge with wood flooring, Open plan Kitchen with a range of modern units and electrical appliances included. The Utility Room has a range of units and plumbing for a washing machine and tumble drier. There is also a Separate w.c and wash hand basin on this level. On the First Floor, there are 3 generous sized bedrooms and the Main Bathroom consists of a 3-piece suite and separate fully tiled shower cubicle.

Externally there is off street parking to the front with a tarmac driveway and gardens laid in lawn, to the rear there is an enclosed paved area with timber fencing. Timber shed.

From Newry City take the Dublin Road and travel for 0.8 miles and turn right, Heslips Court is 50 yards along on the right hand side.

Early viewing is highly recommended to avoid disappointment!

- EXCELLENT THREE BEDROOM SEMI DETACHED FAMILY HOME
- Ground Floor Accommodation comprises: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation comprises: Landing with access to roofspace, three generous sized bedrooms, Family Bathroom.
- Gas Fired Central Heating. Pvc Double Glazed.
- South facing paved patio area to the rear with timber fencing to side boundaries. Timber shed with lean to.





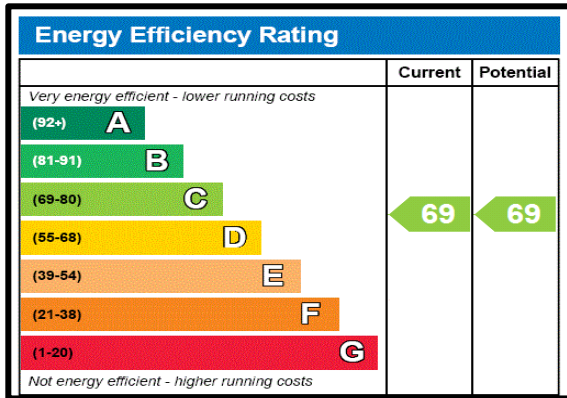


Floorplan





Energy Performance Certificate



Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

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/uksi/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.

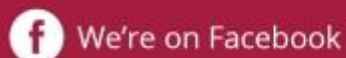
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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