

**53 Quayside Close, Newry, County Down, BT35 8DQ**



**Asking Price £109,950**

New to the market, 53 Quayside Close is a three bedroom end terrace house conveniently located in close proximity to Newry City Centre and within walking distance to all local amenities, bus stops and schools. The property is split over two floors and comprises of an entrance hall with plenty of storage, kitchen/ dining room, a living room with access to the rear garden. On the first floor you will find three bedrooms, two of which are double rooms, one is a single room. The main bathroom on the first floor is equipped with both a bath and a shower.

The property has gate access and a driveway with room for several cars. This property would make an ideal investment purchase or home for a first time buyer

## **PUBLIC NOTICE**

53 Quayside Close, Newry, Co Down, BT35 8DQ

We are acting in the sale of the above property and have received an offer of £147,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

- Three Bedroom End of Terraced House
- Located in Quayside Close, Newry
- Rear back garden and front lawn
- PVC Windows





# Floorplan



## ACCOMMODATION

W/C	6' x 2'9"
Entrance Hallway	15'9" x 5' x 11"
Kitchen	15'1" x 10'5"
Lounge	10'5" x 19'9"
Hallway	3'4" x 6'2"
Landing	11' x 6'9"
Bedroom 1	9'11" x 12'1"
Bedroom 2	14'9" x 7'8"
Bedroom 3	11'9" x 9'11"
Bathroom	5'5" x 6'11"

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

### 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.

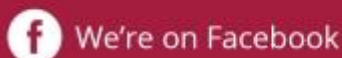
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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