

1 Hillcrest Avenue, Bessbrook, BT35 7FZ



Asking Price £295,000

Introducing to the market and exceptionally well kept four-bedroom detached family home in the popular Hillcrest residential development, Bessbrook.

The property is comprised of an entrance hall with wood panelling, giving access to a spacious front room which includes a wood burning stove, large bay windows and decorative wood panelling on the walls. To the other side of the house there is a boot room/storage along with downstairs w/c further down the hall. To the rear of the house is a large open plan kitchen/dining/living space. The kitchen has a full range of upper and lower units with access to the utility room to one side and plenty of space for a family sized dining table along with sitting room overlooking the garden to the other side. The downstairs of the house is fully tiled

Upstairs the house has a large landing with access to four double bedrooms with the master bedroom benefitting from an ensuite bathroom. The house bathroom is fully tiled with bath and separate shower. There is a hotpress and attic, ideal for storage.

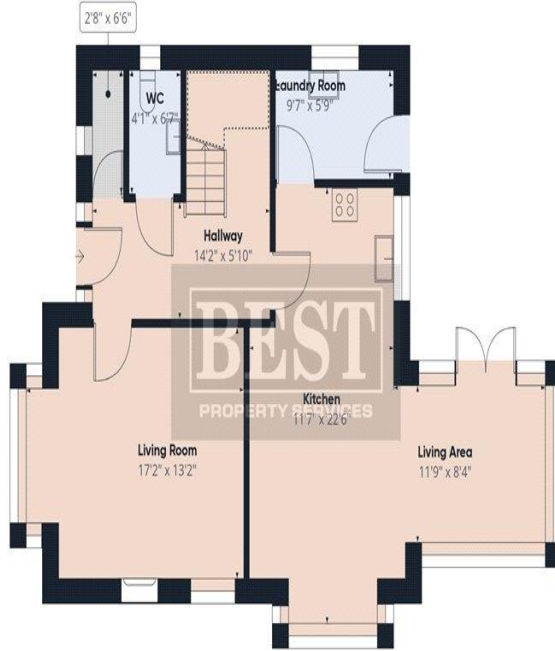
Externally to the rear of the property is a patio area leading to a large lawn. The boundary is timber fenced with gated access on both sides. To the front is a short lawn and driveway

- Spacious four bedroom detached family home
- Located in the popular Hillcrest development with great access to both Newry and the village of Bessbrook
- Open plan kitchen/living/dining room
- Large rear garden
- New, modern and energy efficient home
- Ideal for a growing family





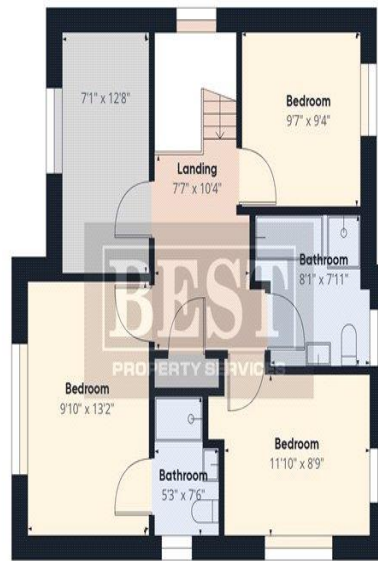
Floorplan



Floor 1

Approximate total area⁽¹⁾
1454.65 ft²

Reduced headroom
27.14 ft²



Floor 2

(1) 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.

GIRAFFE 360



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	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/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.

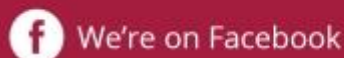
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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



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