

**10 East Street**

Warrenpoint, Newry, BT34 3JE

**Offers over £70,000**

# 10 East Street

Warrenpoint, Newry, BT34 3JE



- Town Centre Location
- Double Glazed
- Garage and Stores to rear
- Close to all local amenities
- Rear Entrance

## SUMMARY

### Ground Floor

#### Front Porch

#### Hallway

#### Living Room

11'9" x 9'11" (3.59 x 3.03)

#### Sitting Room

11'10" x 10'11" (3.62 x 3.33)

#### Kitchen

10'0" x 7'2" (3.07 x 2.19)

#### Utility Area

9'1" x 4'8" (2.79 x 1.43)

### 1st Floor

### Bathroom

7'1" x 5'8" (2.18 x 1.73)

### Bedroom 1

10'7" x 8'2" (3.25 x 2.51)

### Bedroom 2

13'3" x 12'3" (4.05 x 3.74)

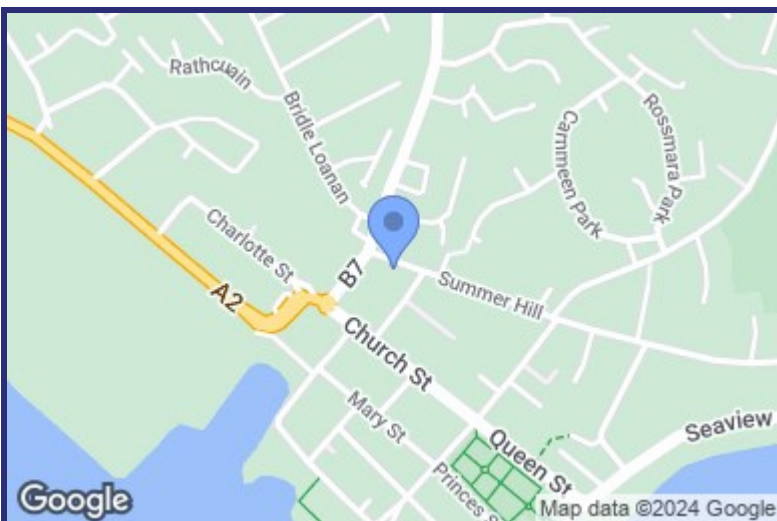
### 2nd Floor

### Bedroom 3

8'4" x 7'11" (2.56 x 2.42)

### Attic Room

13'1",13'1" x 11'4" (4,04 x 3.47)

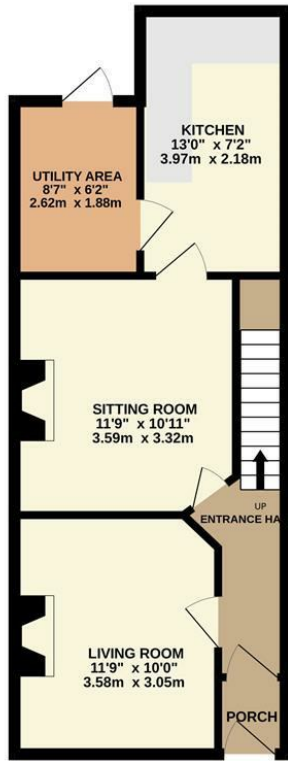


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



# Floor Plan

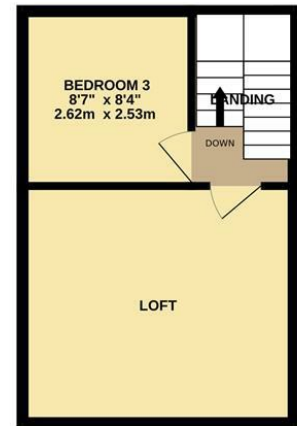
GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We look forward to working with you...*



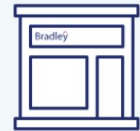
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