

89 Chancellors Hall, Newry, County Down, BT35 8UZ



Asking Price £219,950

Introducing to the market a well-kept and presented, four-bedroom semi-detached home split over three floors in the popular Chancellors Hall, just off the Dublin Road in Newry

On entering the property, you will find a tiled entrance hall giving access to a downstairs w/c to one side and single bedroom currently being used as a study to the other. The garage is also accessible from the ground floor. The main living space is located on the first floor with a large front room with large windows letting in lots of natural light, to the rear of the house the kitchen/ dining room looks out onto the back garden. The kitchen has a full range of kitchen units and integrated appliances with plenty of space for a family sized dining table. The main house bathroom is also located on the first floor, fully tiled with shower and bath. On the top floor there is a double bedroom and single bedroom facing towards the back garden and the large master bedroom facing towards the front of the house with ensuite bathroom and Juliet balcony. The back garden has a patio and lawn with timber fencing around the boundary, the front of the house has a large driveway with space for several cars and roller door access to the garage.

- Four Bedroom Semi Detached House
- Located in the popular Chancellors Hall, just off the Dublin Road
- Split over three floors, three bathrooms, open plan kitchen / dining area, garage.
- Ideal home for a growing family & first-time buyers





Floorplan



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1503.87 ft²

Reduced headroom

10.82 ft²

(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

TBD

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/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.

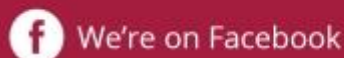
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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