

45 Fairfield Heights, Newry, BT35 6SJ



Offers Over £259,950

STUNNING FAMILY HOME IN POPULAR RESIDENTIAL AREA!

Introducing to the market an exceptionally well maintained and presented four bedroom semi-detached house in Fairfield Heights, a popular residential location just off the Armagh Road, Newry with the A1 carriageway only a short distance away

The property consists of composite front and rear doors, a welcoming, tiled entrance hall leading to the front room which includes a feature fireplace, detailed ceiling cornicing and large bay window. Moving to the rear of the property you will be met with a large open plan kitchen/dining/living space ideal for entertaining. The kitchen has a full range of solid oak units plenty of space for a family sized dining table and a comfortable lounge area overlooking the back garden. Off the kitchen there is access to a utility room with rear garden access, a convenient downstairs w/c and access to the garage.

Upstairs, there are four double bedrooms, two bedrooms to the front of the house with built in storage, one bedroom overlooking the back garden and the master bedroom with ensuite bathroom and walk in wardrobe. The main house bathroom has both a shower and bath, heated towel rails and is fully tiled.

Externally to the rear of the house is a well laid out ,south facing, patio garden along with lawn and detached garden shed for storage. There is also a larger, fully insulated and heated shed currently being used as a home gym. To the front of the house is a spacious driveway and front lawn the property also benefits from low maintenance fascias, soffits, guttering.

Exceptional family homes such as this rarely come to market in Fairfield Heights due to the popularity of the area, please contact our Newry office for more information.

- Four Bedroom Semi Detached Home
- Located in the popular Fairfield Heights an excellent school catchment area with easy access to A1 motorway
- Three bathroom / Two Reception Rooms
- Dual fired Central Heating system with modern condensing boiler
- Large External Studio Shed with heating and electric suitable for home office or home gym
- Properties in this area in such good condition rarely come to market and as such early viewing is recommended.

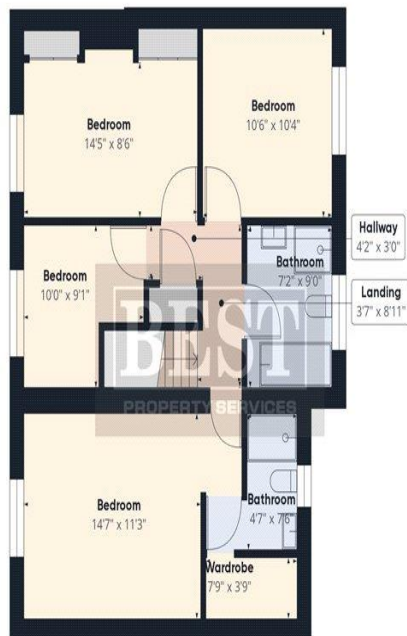




Floorplan



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
1721.53 ft²

Reduced headroom
18.96 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.

GIRAFFE360





Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 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.

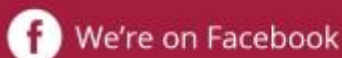
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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