

## 2 School Court, Lurganare, Newry, BT34 1TQ



**Asking Price £174,950**

## EXCELLENT TOWN HOUSE FOR SALE

This beautiful three bedroomed town house is located in the Village of Lurganare which is approx. 5 miles from Newry City Centre. The property was constructed in approx. 2011 and is located only minutes from the Dublin/Belfast A1, Newry City Centre.

Accommodation on the ground floor comprises of an entrance hall with laminate flooring, spacious living room with laminate flooring and open fire with ceiling coving. The kitchen/dining area is located to the rear of the property and has a range of modern upper and lower level units with a host of integrated appliances and double doors leads to the rear decking area and garden. The utility room is adjacent to the kitchen and is plumbed for a washing machine and tumble drier. There is also a downstairs w.c. on this level. On the first floor there are 3 generous bedrooms (one with an ensuite shower room) and the family bathroom is located on this level and consists of a three piece suite with a separate fully tiled shower cubicle.

Externally the property has beautiful decking area to the rear and gardens laid in lawn with timber fencing to boundaries. Parking is to the front of the property.

Viewing is highly recommended for this fantastic property!

- EXCELLENT TOWNHOUSE FOR SALE
- Ground Floor Accommodation comprises: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation comprises: Three Bedrooms (one with Ensuite Shower Room), Family Bathroom. Hotpress.
- Oil Fired Central Heating.
- Pvc Double Glazing.
- Externally gardens to the rear with decking area and timber fencing to boundaries. Outside tap. Parking to the front.
- What 3 words location: ///sticking.lighters.cycled
- Virtual Tour: <https://tour.giraffe360.com/26feed330f61456b8697331a4615a3e2/>

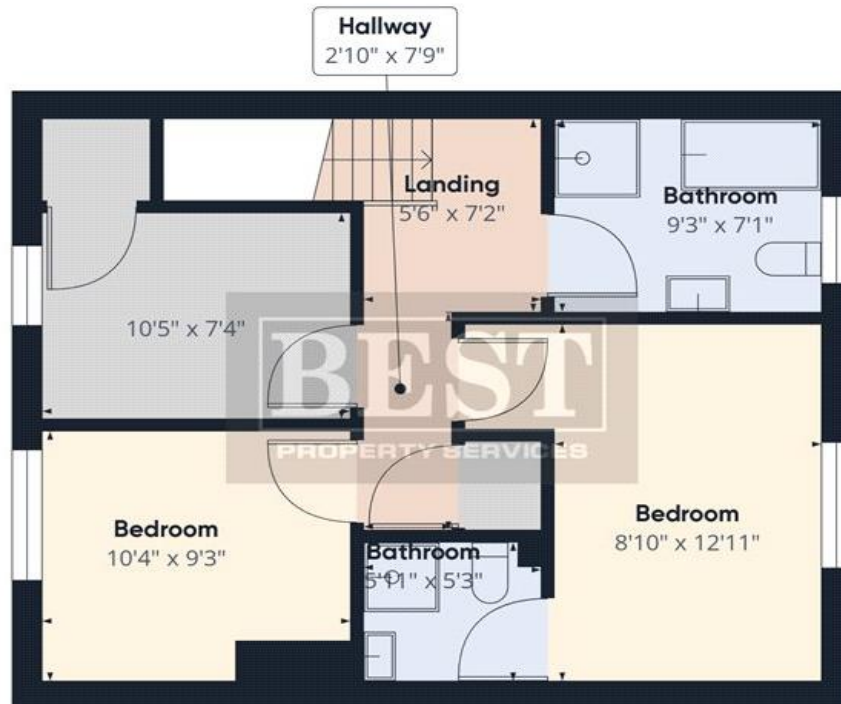




# Floorplan



Floor 1



Floor 2



# Energy Performance Certificate

TBC

## 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.

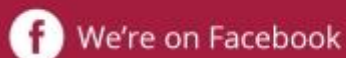
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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



Tel: 028 3026 6811  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
[bestpropertyservices.com](http://bestpropertyservices.com)