

2 Forth Avenue

Warrenpoint, Newry, BT34 3SD

Offers over £139,950

We are thrilled to present 2 Forth Avenue, Warrenpoint, - a charming three bedroom semi-detached property to the market. This property boasts an ideal location, within walking distance to Warrenpoint town centre and all local amenities on offer.

Recently decorated, this house offers a fresh look, providing a blank canvas for you to add your personal touch and truly make it your own. The property is further enhanced by a brand new kitchen, to include an integrated oven, hob and extractor fan. Outside, the property boasts a fully enclosed garden area to the front and rear.

Don't miss out on the opportunity to make this house your home sweet home in the heart of Warrenpoint, ideal for first time buyers and investors alike.

Early viewing highly recommended by appointment only.

2 Forth Avenue

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- 3 Zone Heating System
- Recently re-decorated throughout
- Ideally situated close to Warrenpoint Town Centre
- Newly installed kitchen
- Oil fired central heating
- Large garden area to rear of dwelling with paved area
- Enclosed front garden
- PVC double glazed throughout

Accommodation in Brief:

Bedroom 3

9'2" x 7'3" (2.80 x 2.22)

GROUND FLOOR

Entrance Hall

Living Room

11'9" x 10'7" (3.59 x 3.25)

Kitchen/Dining

11'8" x 9'1" (3.56 x 2.79)

Bathroom

6'3" x 5'2" (1.91 x 1.59)

EXTERIOR

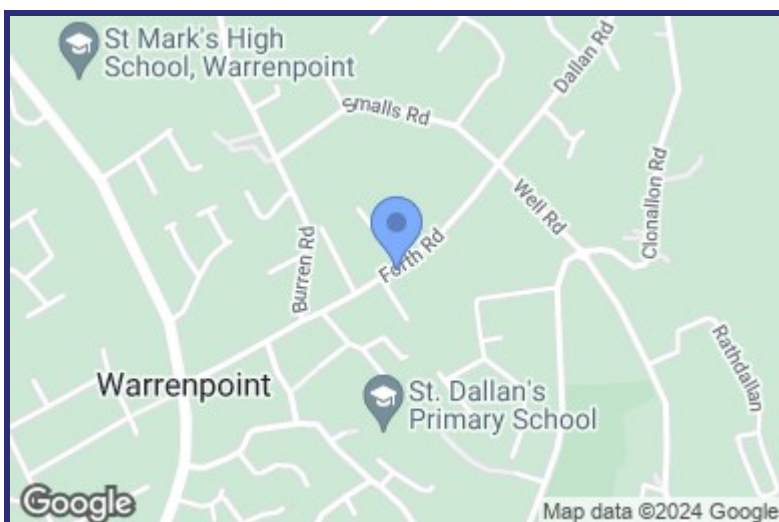
FIRST FLOOR

Bedroom 1

13'3" x 9'8" (4.05 x 2.95)

Bedroom 2

10'6" x 9'2" (3.22 x 2.81)

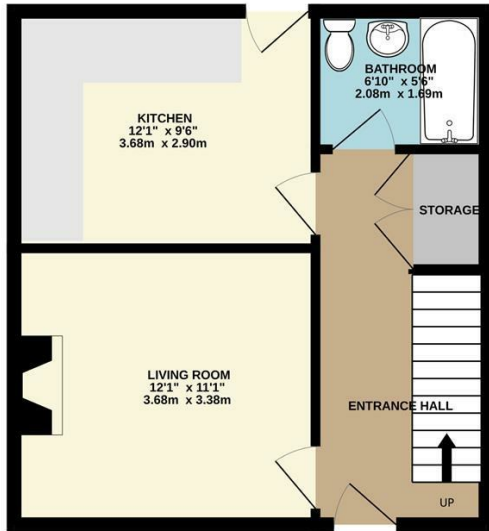


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

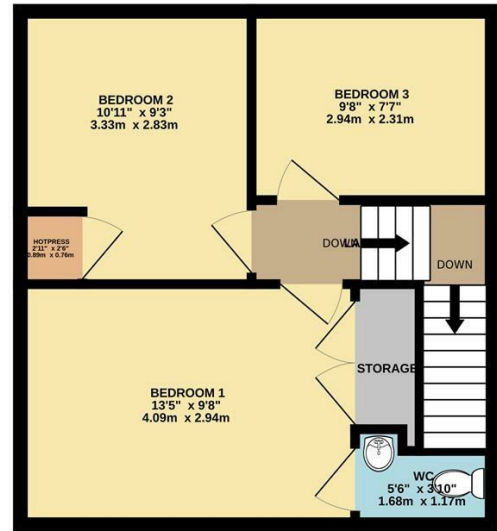


Floor Plan

GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



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Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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