

## 22 Fairfield Heights, Newry, County Down, BT35 6SJ



**Asking Price £245,000**



Introducing to the market an exceptionally well-maintained, detached family home situated in the highly desirable residential Fairfield Heights, with great access to all the local amenities Newry has to offer along with being moments from the A1 motorway.

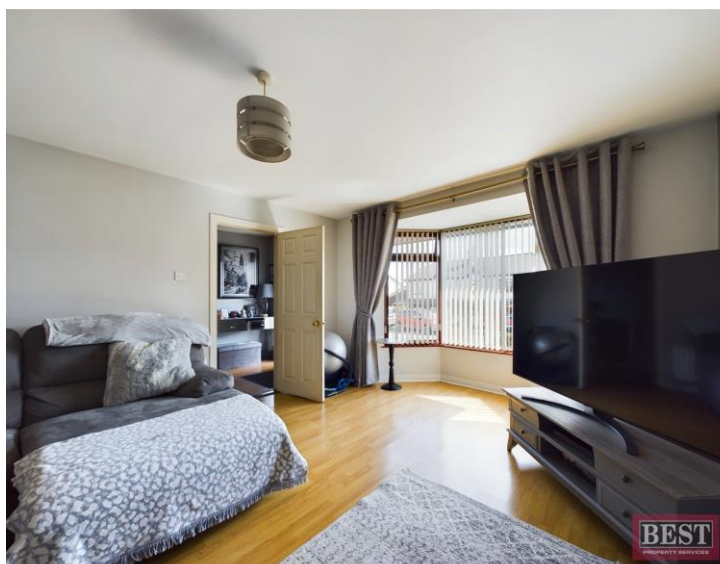
On entry you will find a welcoming hallway with wood floors giving access to the living room at the front of the house complete with fireplace and large bay window allowing for lots of natural light. Moving through the house the kitchen/ dining room overlooks the rear garden. Complete with a full range of modern kitchen units and appliances, plenty of space for a family sized dining table along with access to the separate utility room which provides external access along with a downstairs w/c and access to the garage, perfect for storage!

Moving upstairs, the master bedroom offers superb space, there are two additional double bedrooms, one to the front of the house and one overlooking the rear, along with a fourth single bedroom to the front of the house. The main house bathroom comes complete with shower and separate bath

Externally to the front there is a spacious driveway with room for several cars and to the rear a patio area, ideal for outdoor dining, and lawn

This property would make an ideal home for a growing family

- DETACHED FOUR BEDROOM HOUSE WITH INTEGRAL GARAGE
- Idyllic residential location
- Three Double Bedrooms / One Single Bedroom
- Oil Fired Central Heating. Pvc Double Glazing.
- Gardens to Front, Sides and Rear laid in lawn. Paved patio to the rear.



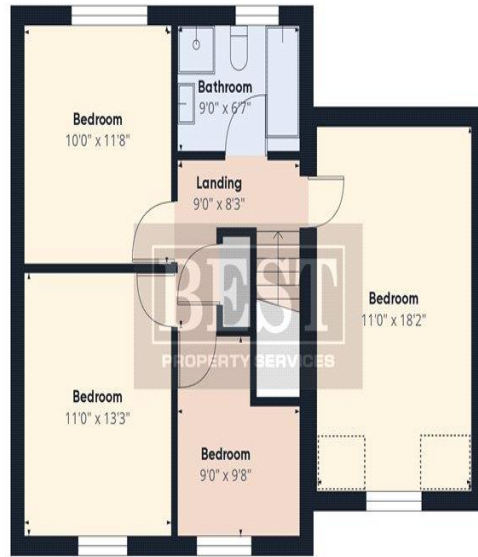




# Floorplan



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1496.72 ft<sup>2</sup>

Reduced headroom

18.3 ft<sup>2</sup>

(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**

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/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.

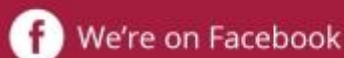
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## **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



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