

**56 High Street, Bessbrook, BT35 7DZ**



**Asking Price £99,000**

We are delighted to offer new to the open market this excellent two bedroom mid terrace bungalow which is located fronting High Street and is a short distance from the A25 route Newry/Camlough. Upon entering the property there is a porch with tile effect flooring and pvc front door which leads to the inner hall. The living room is located to the right hand side of the inner hallway and has a feature mahogany surround fireplace with an open fire and back boiler. The kitchen/dining area is located to the rear of the house and has a range of upper and lower level units and is plumbed for a washing machine. Access to the rear yard and garden is from the kitchen. There are two bedrooms both with carpet flooring and built in wardrobes and a wetroom with a three piece suite and a fully tiled shower cubicle.

Externally the property has shared entry from the front to the rear yard and large raised garden which is laid in lawn and has a timber shed useful for storage and 2 No. stores to the rear.

Viewing is highly recommended!

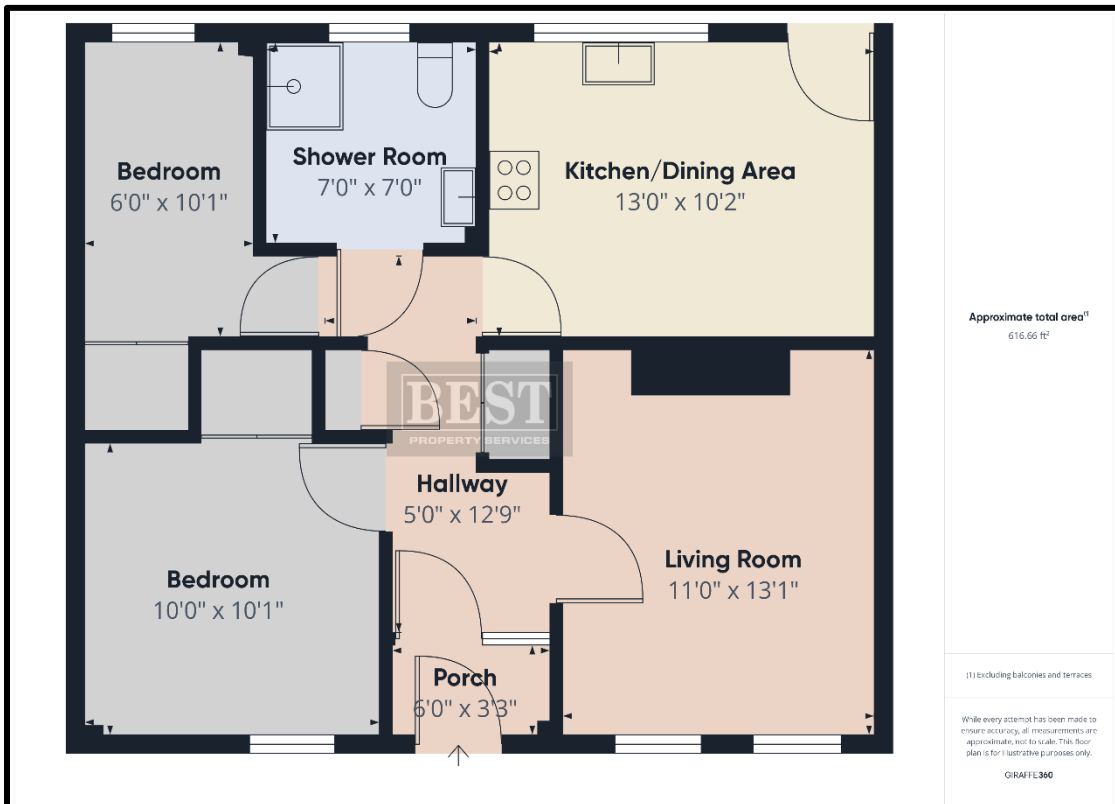
- EXCELLENT TWO BEDROOM MID TERRACE BUNGALOW FOR SALE
- Accommodation comprises. Entrance Porch, Entrance Hall, Lounge, Kitchen/Dining Area, Two Bedrooms, Wetroom.
- Oil Fired Central Heating. PVC Double Glazing.
- Oak internal doors.
- Raised garden to the rear.
- Timber Shed to rear. 2 No. Stores in rear garden.
- Parking to the rear accessible via shared access.
- Carpets and blinds included within sale.







## Floorplan



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

### 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.

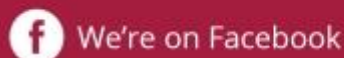
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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



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