

11 Altnaveigh Park, Newry, Co. Down, BT35 8XB



Asking Price £139,000

Introducing to the market this three bedroom semi-detached property within Altnaveigh Park, Newry.

Located with great access to both the city centre and the A1 motorway this property would make an ideally home for a first-time buyer.

On entering the property you will find a hallway with laminate flooring leading to the living room at the front of the house at the end of the hall the kitchen has a full range of modern kitchen units and plumbed for a washing machine. The kitchen has plenty of space for a dining table along with access to under stair storage at one end of the kitchen and a short hall leading to the rear garden access and downstairs w/c to the other side of the kitchen.

Upstairs there are two double bedrooms and one single bedroom all of which have laminate flooring. With the double bedroom to the rear of the house benefiting from built in storage. The family bathroom is also located upstairs along with additional storage units in the hallway.

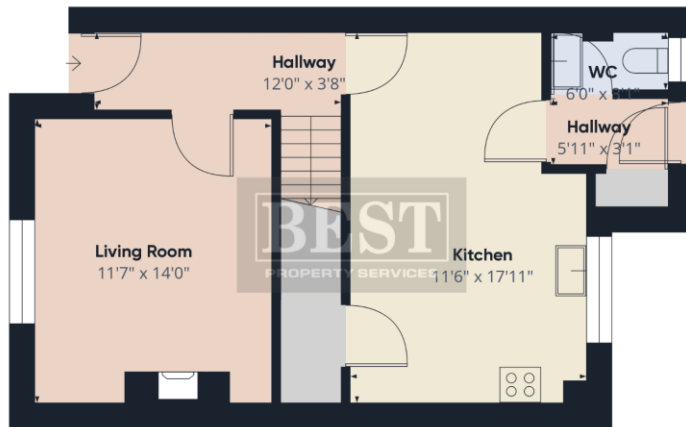
Externally to the side the property has a driveway with parking for several cars and the side and rear garden is laid in lawn with timber fencing to boundaries.

- Ground Floor Accommodation: Entrance hall, Lounge, Kitchen/Dining Area, Rear Hallway, Separate W.C., Storage Cupboard.
- First Floor Accommodation: Landing, Three Bedrooms, Family Bathroom, 2 No. Storage Cupboards.
- Gas Fired Central Heating. Pvc Double Glazing.
- Gardens to Side & Rear laid in lawn with timber fencing to boundaries.
- Off Street Parking for several cars.

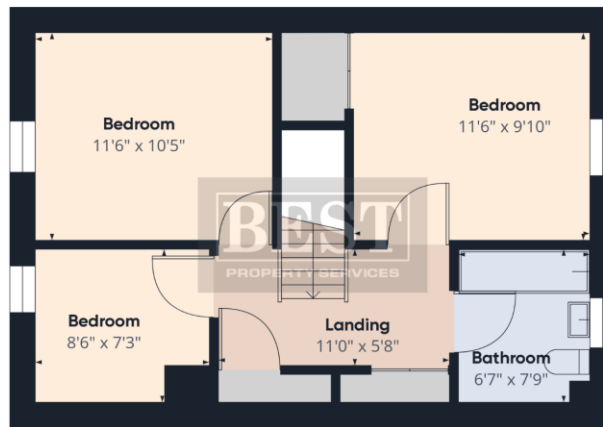




Floorplan



Floor 1



Floor 2

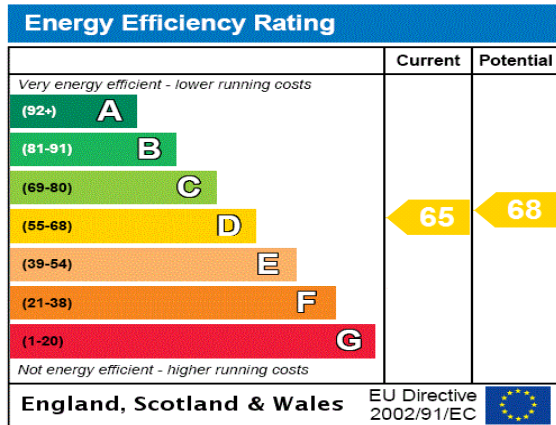
Approximate total area¹⁾
915.79 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Performance Certificate



Rates:

£947.51 – 2024/2025 *Subject to change

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.

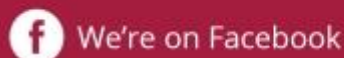
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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
bestpropertyservices.com