

13 Michael Mallin Park, Newry, BT35 8EA



Guide Price £115,000

New to the Market!!

Introducing this three bedroom terraced house located in the centre of Newry City just off Patrick Street. The Ground Floor Accommodation comprises of two reception rooms, one of which has a fireplace with open fire. The second reception room leads into the kitchen area which has a range of upper and lower level units and plenty of storage. On the First Floor there are two double bedrooms and a single bedroom (two of which have built in wardrobes). The main bathroom is located on this level also with a separate WC.

To the rear of the property there is an extensive back yard which also has bin access. There is off street parking to the front of property.

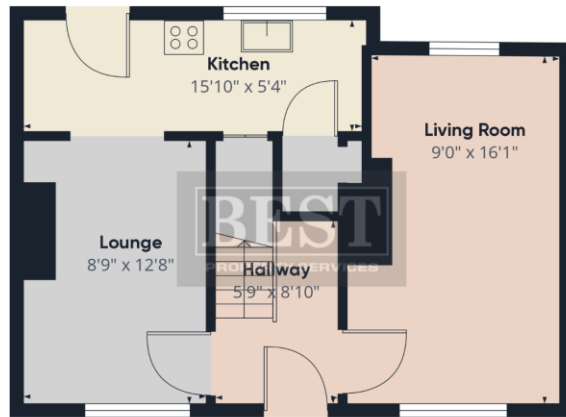
**** Please note we are inviting interest from cash purchasers only ****

- MID TOWN HOUSE WITHIN WALKING DISTANCE OF NEWRY CITY CENTRE
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room/Dining Room, Kitchen
- First Floor Accommodation: Landing Two Double Bedrooms, One Single Bedroom (Two of which have built in wardrobes), Family Bathroom, Separate W.C.
- Oil Fired Central Heating. Yard to the rear.
- Off Street Parking to the Front.

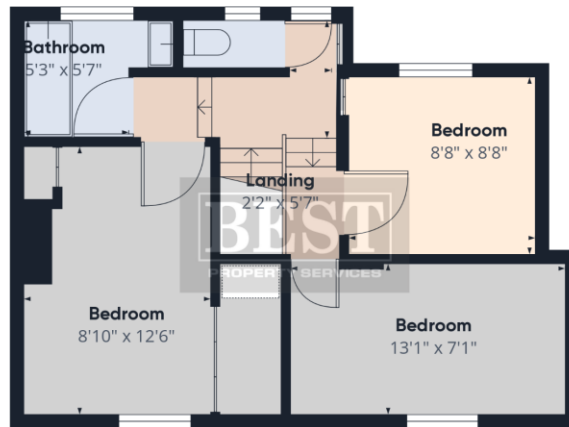




Floorplan



Floor 1



Floor 2

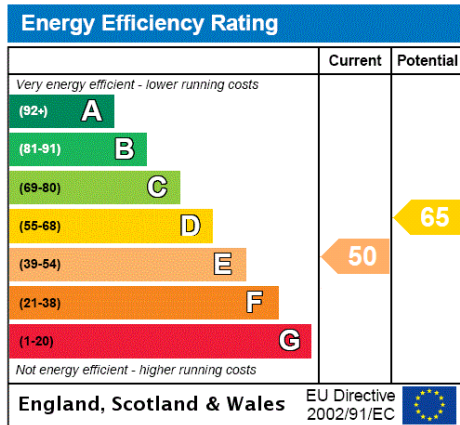
Approximate total area[®]
808.37 ft²

(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



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.

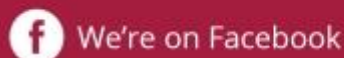
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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