

11 The Manse, Newry, BT34 2AT



Guide Price £139,950

New to the market!

We are delighted to welcome new to the market this excellent mid terrace home located within walking distance to Newry City Centre and has many local amenities close by. The property has been very well maintained and decorated and leaves very little for the discerning purchaser to do but move in.

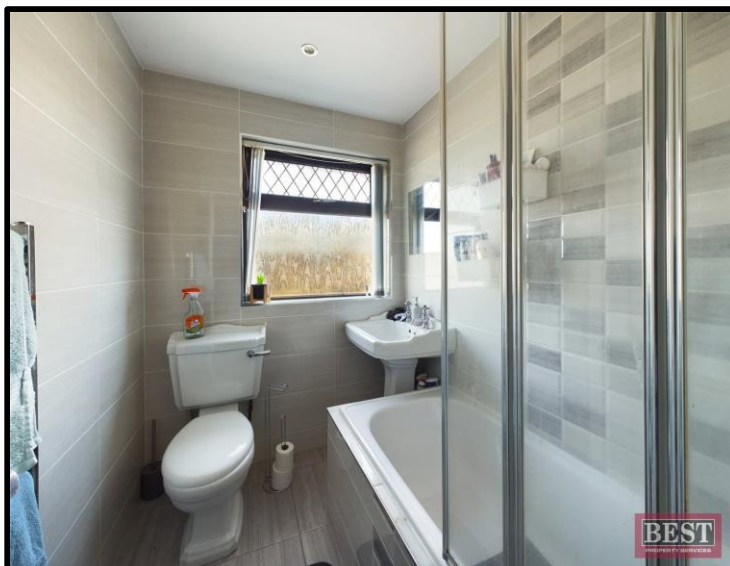
Accommodation comprises on the ground floor of entrance hall with laminate flooring and under stair storage, spacious living room with marble surround fireplace and bay window with laminate flooring. The kitchen with dining space has a good range of high and low level units and appliances. There is access to the rear off the kitchen. Upstairs the first floor has three bedrooms all with carpet flooring and the family bathroom has a white three piece suite.

Externally to the front is a paved area and to the rear an enclosed paved area with rear pedestrian access and store.

The property is being offered with carpets and blinds included in the sale and viewing is highly recommended.

- EXCELLENT THREE BEDROOM TOWN HOUSE
- Ground Floor Accommodation: Entrance Hall, Lounge with feature fireplace and open fire , Modern fitted Kitchen with integrated appliances.
- First Floor Accommodation: Landing with carpet flooring. Three generous sized bedrooms, Family Bathroom consists of a three piece suite.
- Oil Fired Central Heating. Double Glazing.
- Paved area to the rear with timber fencing. Store to the rear. Paved area to the front.
- Carpets and blinds included within sale.

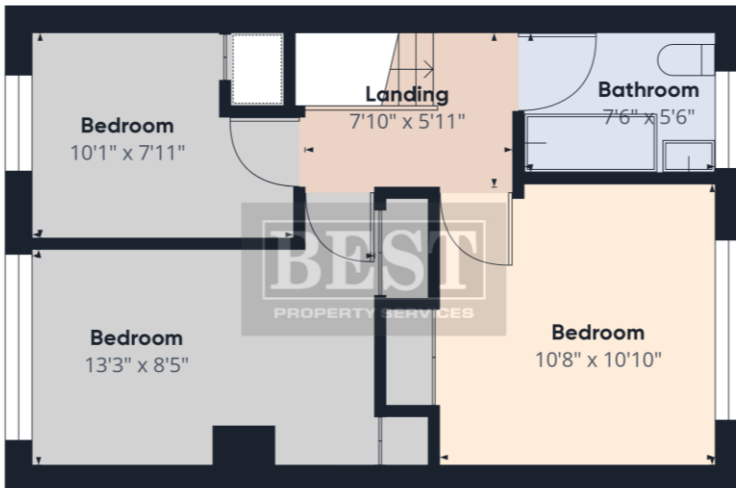




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
639.7 ft²

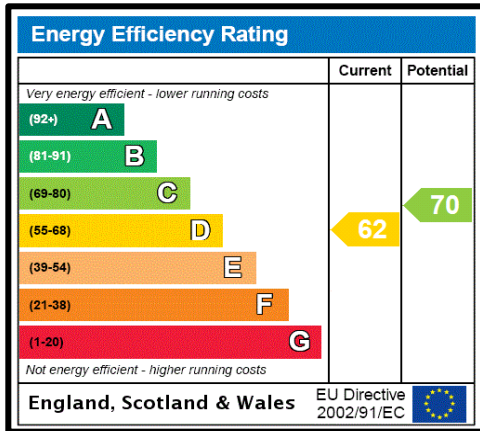
(1) Excluding balconies and terraces

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.

GIRAFFE360

Energy Performance Certificate



Viewing:

By appointment only

Our Office is Open 6 days a week
Monday, Wednesday & Thursday
Tuesday
Friday
Saturday

Rates: £728.85 *24/25 Subject to change

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/ukksi/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.

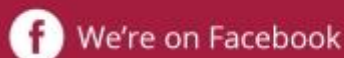
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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