

20 Altmore Gardens, Newry, County Down, BT35 8EX



Guide Price £124,950

Introducing a well-kept four-bedroom end of terrace home located in the residential Altmore Gardens area of Newry just off Martins Lane with close links to both the city centre and the A1 motorway.

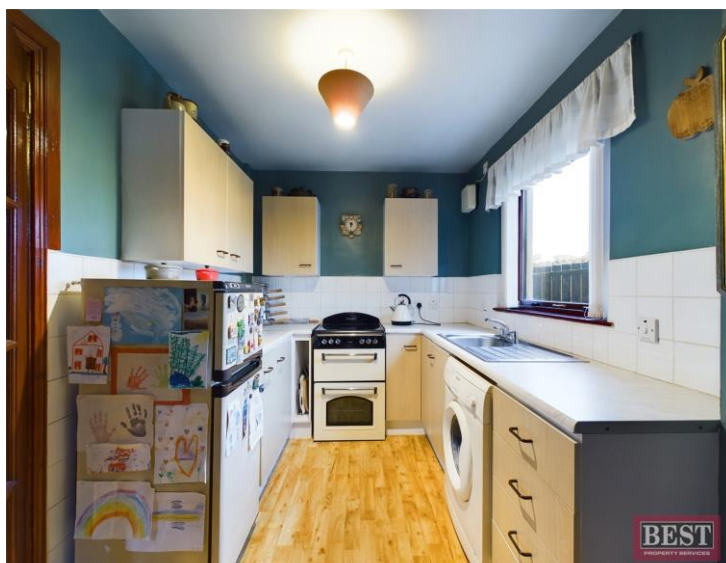
The property consists of an entrance porch prior to the main front door which will lead you through to the main hallway with access to a spacious front room with fireplace, downstairs w/c and the kitchen/dining room to the rear of the property. The kitchen has a full range of upper and lower kitchen units and appliances along with access to the rear garden, the dining space has plenty of room for a large family sized dining table.

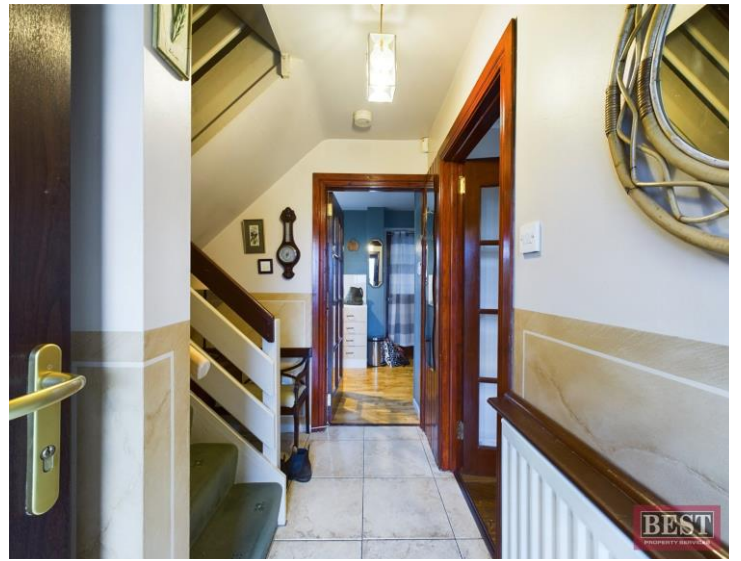
Upstairs the property includes three double bedrooms, one to the front of the house with storage and two to the rear, additionally, there is a single bedroom to the front of the house with storage. The main house bathroom is also located upstairs along with hotpress.

Externally to the rear there is a patio garden with lawn and boiler house, to the front a lawn with timber fence boundary

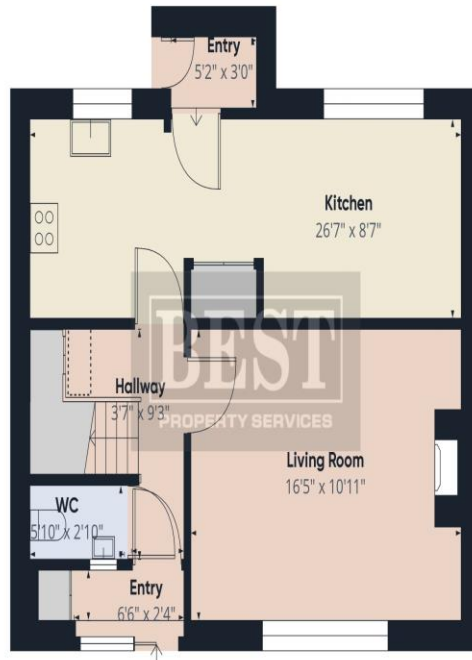
This property would make an ideal purchaser for a first-time buyer

- Four Bedroom End of Terrace Home
- Located in Altmore Gardens with great links to City Centre and A1
- Two Bathroom, Front Room, Spacious Kitchen/Dining Room
- Rear Patio Garden and Front Lawn
- Oil Fired Central Heating / PVC Windows and Doors
- Ideal Home for a First Time Buyer

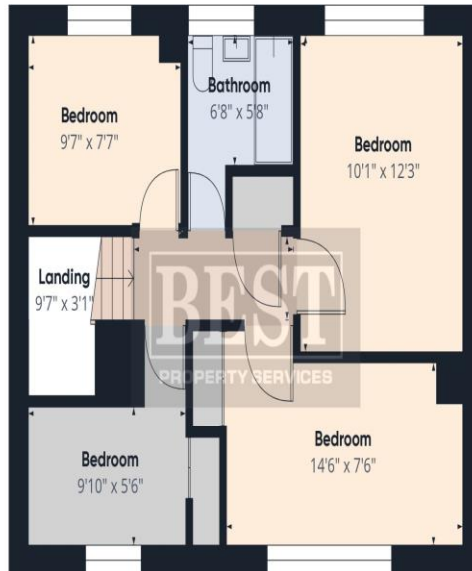




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾

984.47 ft²

Reduced headroom

4.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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/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.

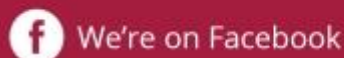
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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