

16 Maple Grove , Newry, BT34 2GW

Offers Over £165,000

Welcome to Maple Grove, Newry - a charming location perfect for those seeking a cozy home with easy access to local amenities. This delightful 3-bedroom house is ideal for first-time buyers & families looking for a comfortable living space. Situated within walking distance to local amenities, convenience is at your doorstep.

This lovely property boasts a 2-storey semi-detached layout, providing ample space for comfortable living. Whether you want to unwind in the inviting living room, cook up a feast in the kitchen or relax in the peaceful bedrooms, this house has all you need.

With its' great location and delightful features, this house in Maple Grove, Newry, is ready for you to call home. Don't miss this chance to create your perfect space in such a welcoming community.

16 Maple Grove

, Newry, BT34 2GW



3



2



1



D

- Secure Rear Yard
- UPVC Windows and Doors
- Off Street Parking
- Aluminum Utility Shed
- Multi Fuel Stove
- UPVC Fascia Soffit and Guttering

ADDITIONAL INFORMATION

Accommodation in Brief

Entrance Hall

5'10" x 14'7" (1.8m x 4.46m)

Living Room

12'5" x 14'7" (3.81m x 4.46m)

Kitchen

18'7" x 9'7" (5.67m x 2.94m)

W.C

5'6" x 2'10" (1.7m x 0.87m)

Bedroom 1

9'6" x 13'8" (2.90m x 4.18m)

Bedroom 2

9'6" x 10'5" (2.90m x 3.20m)

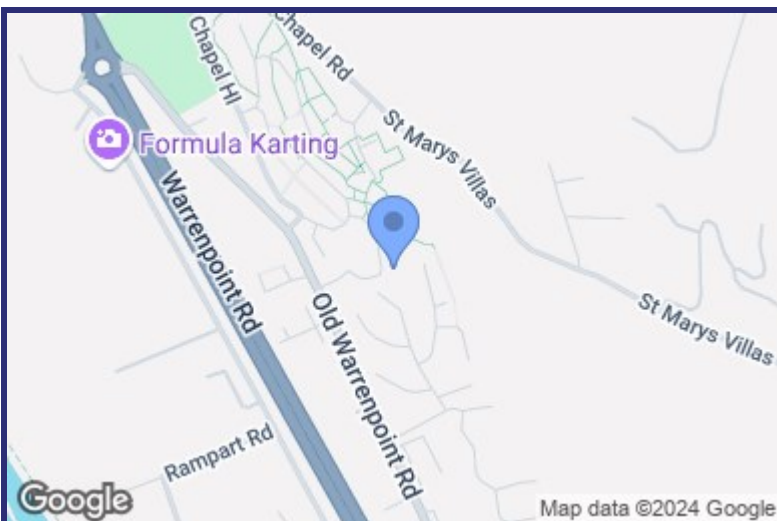
Bedroom 3

8'8" x 8'5" (2.66m x 2.59m)

Bathroom

5'6" x 2'10" (1.7m x 0.87m)

EXTERIOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	71
Northern Ireland	EU Directive 2002/91/EC	

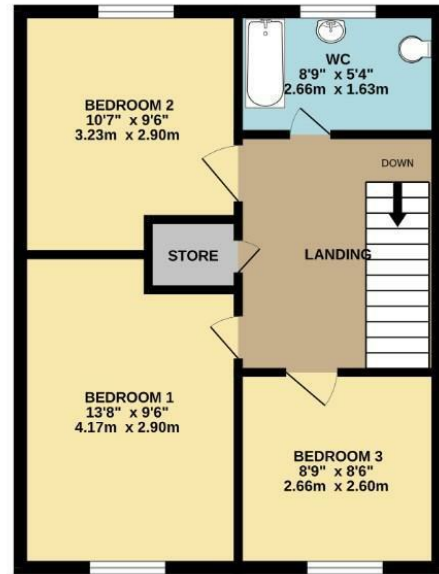


Floor Plan

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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