

26 Lisgullion Park, Newry, BT35 6PD



Guide Price £149,950

Introducing to the market a well-kept and presented three-bedroom end of terraced home located in Lisgullion Park, Newry just off the Armagh Road

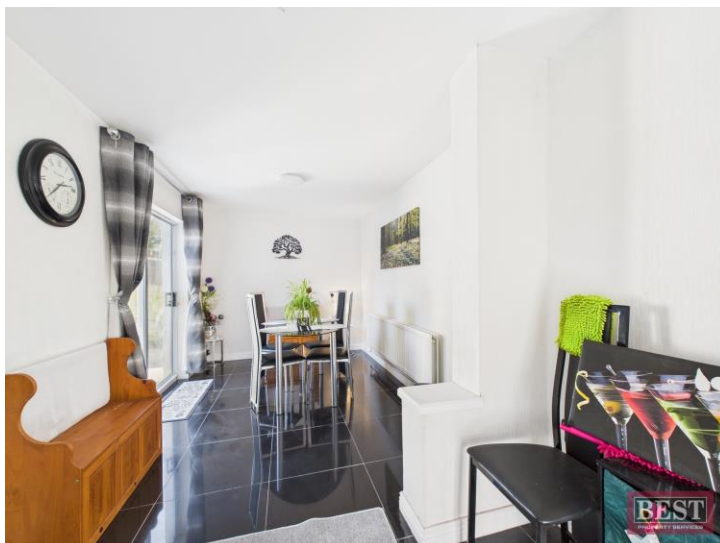
The property includes a porch entrance before reaching the tiled main hallway with access to the front room which includes a bay window and fireplace. The downstairs w/c and the kitchen / dining space is located at the rear of the house. The kitchen has a full range of upper and lower kitchen units, the dining space is large enough to accommodate a family sized dining table. Additionally, there is a utility area off the kitchen with rear door access.

Upstairs there is a double bedroom to the front of the house, the master bedroom overlooking the rear of the property and additionally a single bedroom overlooking the front. Upstairs you will also find the main house bathroom and walk in hot press. The attic comes with a fold away staircase

Externally to the front there is a gated entrance on street level with steps leading up to the entrance. To the rear a patio area and stepped-up lawn

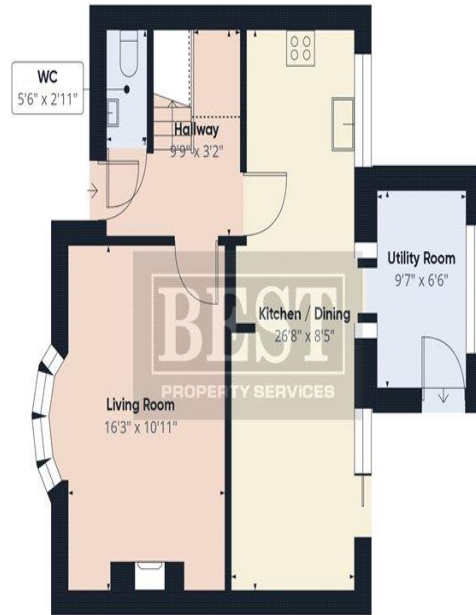
The home would make the ideal purchase for a first-time buyer or property investor

- Three Bedroom End of Terrace Home
- Located on Lisgullion Park just off the Armagh Road in Newry with great access to the city centre
- Spacious Kitchen/Dining Room
- Two Double Bedrooms / One Single Bedroom
- Two Bathrooms
- Oil Fired Central Heating

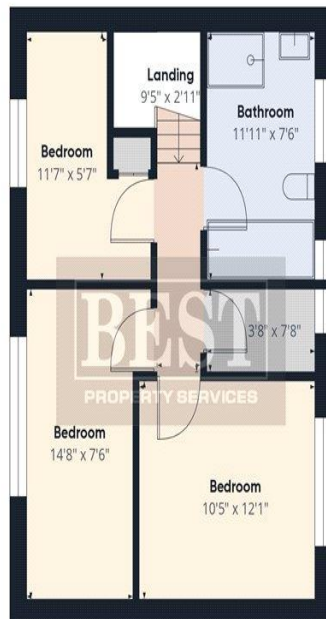




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾

1019.23 ft²

Reduced headroom

12.17 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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	61 D
39-54	E		
21-38	F		
1-20	G		

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/uk/si/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.

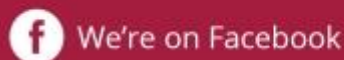
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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