

163 Barcroft Park, Newry, Co. Down, BT35 8EW



Asking Price £109,000

Introducing to the market this two-bedroom mid-terraced home located within Barcroft Park, Newry.

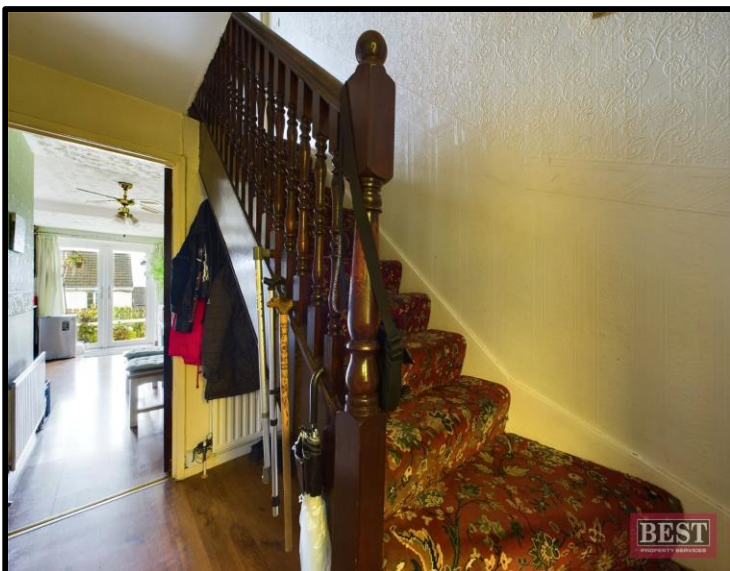
On entering the property you will find the entrance hall with laminate flooring and under stair storage. The lounge to the front of the house has laminate flooring with a fireplace and open fire. To the rear you will find a spacious kitchen/dining area with a range of upper and lower level units and is plumbed for a washing machine. Double doors lead to the rear garden and patio with timber fencing to boundaries.

Moving upstairs the main bedroom to the front of the property comes complete with built in wardrobes and a single bedroom to the rear with hotpress. The main house bathroom includes a three piece suite with a separate shower cubicle with electric shower and has a tiled floor and partial wall tiling.

Externally there is garden area to the rear with a patio are and timber fencing to boundaries. To the front of the property there is a garden laid in lawn.

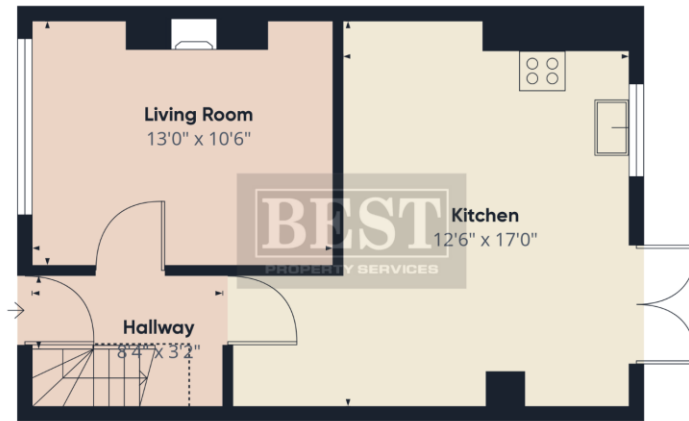
This property would make the perfect home for a first time buyer.

- EXCELLENT SEMI DETACHED HOUSE
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area.
- First Floor Accommodation: Landing, Two Bedrooms, Family Bathroom.
- Oil Fired Central Heating. Double Glazing.
- Gardens to front laid in lawn with garden and patio are to the rear with timber fencing.

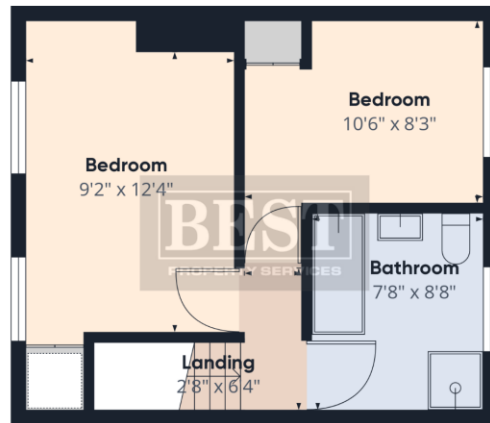




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾

718.16 ft²

Reduced headroom

11.42 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

TBC

Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday

Tuesday

Friday

Saturday

Rates:

£728.85 *2024/2025 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/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.

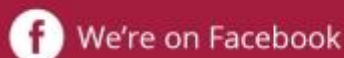
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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