

36 College Gardens, Newry, BT35 6DR



Offers in the region of £159,000

We are delighted to introduce new to the market an exceptionally well kept and fully refurbished three-bedroom semi detached family home within College Gardens, Newry

The property is located within a cul de sac of a residential street just off the Armagh Rd, Newry. On entering the house you will notice immediately that it has undergone an extensive refurbishment giving it a contemporary feel. The living room is located to the front of the house and contains a built-in fireplace. Downstairs to the rear is a stylish kitchen with a full range of upper and lower kitchen units along with space for a family sized dining table. To the rear of the kitchen gives way to the rear hall which has a useful storage cupboard and a separate w.c. Access to the rear garden is via the rear hallway. access to the rear garden.

Moving upstairs you will find a house bathroom with shower over the bath along with two double bedrooms, one to the front of the house and the other to the rear, both with built in storage space. There is a third single bedroom to the front of the house.

Externally to the rear you will find an enclosed garden laid in lawn with side paved area with timber fencing to boundaries.

- EXCELLENT SEMI DETACHED FAMILY HOME ON A LARGE CORNER SITE.
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Separate W.C., Storage Cupboard.
- First Floor Accommodation: Three Bedrooms, Family Bathroom.
- Gas Fired Central Heating. Pvc Double Glazing.
- Large corner site with gardens laid in lawn and timber fencing to boundaries.

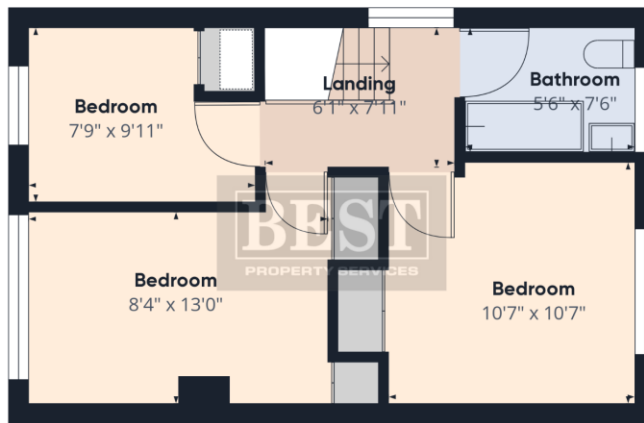




Floorplan



Floor 1



Floor 2

Approximate total area¹⁾
816.99 ft²

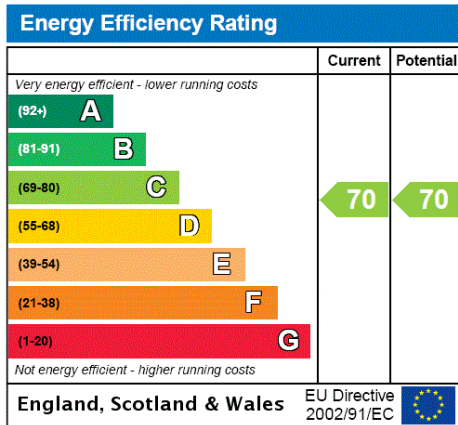
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Performance Certificate



Viewing:

By appointment only

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

Rates: £801.74 *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.

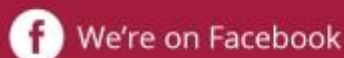
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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