

**27 Hennessy Park, Newry, BT34 2EE**



**Guide Price £124,950**



Introducing to the market a three-bedroom mid terraced property in Hennessy Park in Newry, located within walking distance of all the amenities that Newry has to offer.

The property is comprised of an entrance hall with under stair storage, living room to the front of the house with tiled fireplace and open fire. To the rear of the property is a kitchen/dining area with a range of upper and lower units and space for hob and oven with plumbing for a washing machine.

Upstairs there are three generous sized bedrooms one to the back of the house and two to the front of the house. The house bathroom is located on this level and has a three piece suite with shower attachment over the bath.

Externally there is a front lawn, to the rear there is a patio garden with timber fencing to boundaries.

- **THREE BEDROOM MID TOWNHOUSE FOR SALE**
- Entrance Level Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area.
- First Floor Accommodation: Three Bedrooms, Bathroom.
- Oil Fired Central Heating. Mahogany Double Glazing.
- Gardens to the front. Paved and concrete area to the rear with bin access.





# Floorplan



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
622.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

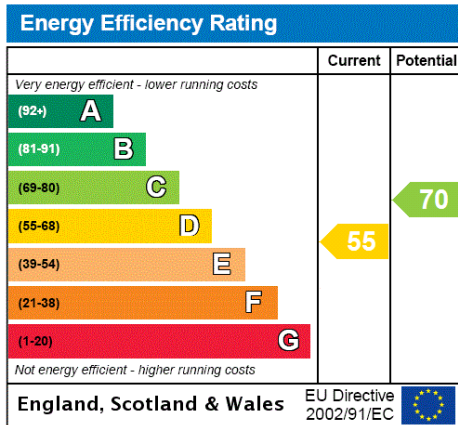
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations 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.

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# Energy Performance Certificate



## Viewing:

By appointment only

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

## 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.

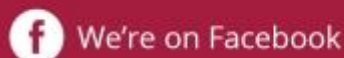
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

## 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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