

40 Carrickshane, Bessbrook, BT35 7NU



Guide Price £209,000

New to the market!

We are delighted to offer new to the market this beautifully presented 3 Bedroomed Semi-Detached family home which is presented in excellent order throughout with great attention to detail. This property is very low maintenance and is likely to appeal to those seeking a well finished home within a family friendly development and within easy access to Local Schools, Newry City and A1-N1.

Internally the property consists of on the Ground Floor a bright spacious Entrance Hall, Lounge with laminate flooring and wood burning stove. The Kitchen/Dining Area has a range of modern upper and lower level units with integrated appliances. The Utility Room is adjacent to the Kitchen and has a range of units and is plumbed for a washing machine and tumble drier with access to the rear garden. There is also a Separate W.C. on this level.

On the First Floor there are 3 generous sized bedrooms with carpet flooring with an abundance of storage and the main bedroom having an ensuite shower room with vanity unit and fitted mirror. The Family Bathroom has a white three-piece suite with vanity unit and fitted mirror with a separate fully tiled shower cubicle.

Externally there are gardens laid in lawn to the rear with timber fencing to boundaries and a concrete yard to the side. To the front there is a tarmac driveway with ample parking.

This home would make an ideal purchase for a first time buyer or a young family.

- EXCELLENT SEMI DETACHED FAMILY HOME
- Ground Floor Accommodation: Entrance Hall, Lounge, Kitchen/Dining Area, Utility Room, Separate W.C.
- First Floor Accommodation: Landing, Three Double Bedrooms (One with Ensuite Shower Room), Main Bathroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Wired for an intruder alarm.
- Gardens to rear laid in lawn with timber fencing to boundaries. Outside Tap. Tarmac Driveway to the front with ample parking. Concrete area to the side.

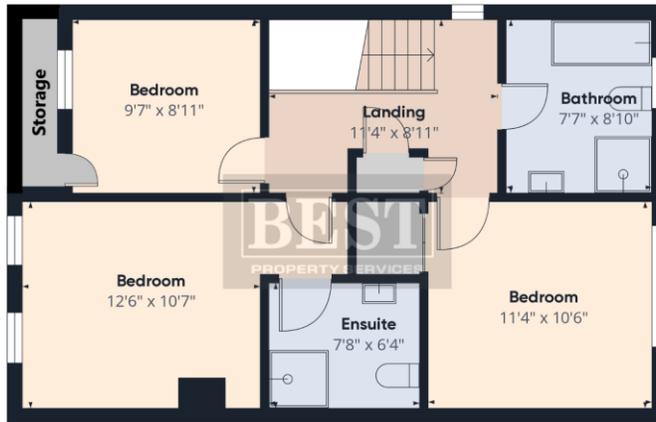




Floorplan



Floor 1



Floor 2

Approximate total area⁽¹⁾
921.6 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 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.

GIRAFFE 360



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

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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