

4 Windsor Bank, Newry, BT34 1EP



Guide Price £210,000

Welcoming new to the market open this three bedroom semi detached home, which is located on Windsor Bank, a residential address moments from Newry City Centre.

This property has been well maintained and on the ground floor you will find an entrance porch hall leading to the lounge which has a mahogany surround fireplace with open fire and back boiler. The Kitchen/Dining area is located to the rear of the property and has a range of upper and lower level units. Adjacent to the kitchen there is a useful w.c. and from the kitchen there is access to the rear garden.

Moving upstairs to the First Floor which has a larger than average ceiling height, there are two double bedrooms with the master bedroom benefiting from large bay windows. The main house bathroom can be found on this floor which includes a three piece suite. The second floor contains a third double bedroom with lots of natural light coming in from the velux window to the rear of the property.

Windsor Bank is a sought after address within Newry. There are great links to the A1 along with being only moments away from all the amenities that Newry City Centre has to offer.

- EXCELLENT SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF NEWRY CITY CENTRE.
- Ground Floor Accommodation: Entrance Porch Hall, Lounge, Kitchen/Dining Area, Separate W.C.
- First Floor Accommodation: Two Double Bedrooms, Family Bathroom, Hotpress.
- Second Floor Accommodation: Double Bedroom.
- Oil Fired Central Heating. Pvc Double Glazing.
- Composite front and rear doors.
- Gardens to the rear laid in lawn with timber fencing to boundaries.



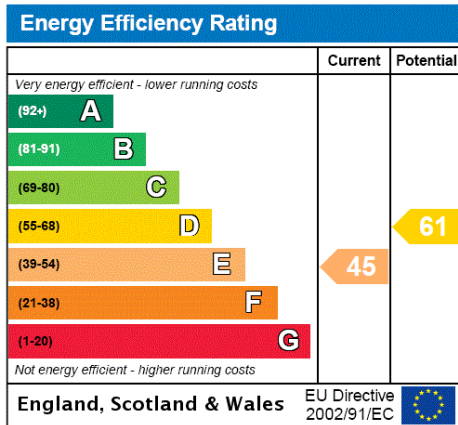




Floorplan



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.

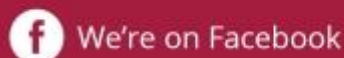
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

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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