

Founded in 1863 our knowledge and experience of the local land and property market remains unrivalled in the 21st century.

The company is a locally owned and managed business combining the traditional values of honesty, trustworthiness and unmatched customer service with a dynamic, progressive and flexible approach to modern day market conditions.

The firm has grown from strength to strength, opening an office in Lisburn in 2004 and we enjoy unrivalled cover and knowledge along the A1 corridor from Lisburn to Newry.

Our expertise and professionalism, built up over many decades, ensures you can be confident you are in safe and reputable hands. Our team of highly trained staff includes chartered surveyors, estate agents, property managers and qualified valuers.

Listed below are some of the services we provide on a day to day basis.

Services

Residential

- Resale
- Prestige Properties
- New Developments
- Building Sites
- Land and New Homes

Commercial

- Agency - Sales and Lettings
- Valuations
- Rent Reviews
- Lease Renewals
- Management

Professional Services

- Mortgage Valuations
- Homebuyer's Reports
- Compulsory Purchase
- Probate and Tax Valuations
- Private Valuations

Lettings

- Tenant Search
- Rent Collection
- Management

Agricultural

- Farm & Land Sales
- Land Lettings
- Auctioneering Services
- Wayleaves

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www.shooter.co.uk

Shooter Property Services (Newry) LTD trading as Shooter Property Services in Newry, is a limited company registered in Northern Ireland with registered number NI645188. Our Registered office is 82 Hill Street, Newry, Co Down BT34 1BE.

10 Oak Close
BESSBROOK BT35 7LH



This three bed detached bungalow is full of potential with its spacious accommodation and its large 0.2 acre site. Located in a popular residential location it is within close proximity of Derrymore Forest Park, local schools, train station and the A1 motorway. It is also just a short commute to Newry City, Bessbrook and Camlough Villages. This property would be ideal for those who want create their own housing dream or someone looking a sound investment.

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For Sale



£110,000

10 Oak Close Bessbrook BT35 7LH

For Appointments
Telephone: (028) 30260565

Entrance Hall

5' 4" x 5' 8" (1.62m x 1.73m)
Hardwood front door. Laminate floor.

Living Room

10' 5" x 15' 5" (3.17m x 4.69m)
Tile fireplace with tile surround, hearth and wooden mantel. Electric inset. Built-in wood and glass cabinets. Television aerial and laminate floor.

Bedroom 1

9' 10" x 6' 10" (2.99m x 2.08m)
Hardwood floor. Hotpress off.

Kitchen

5' 3" x 10' 4" (1.60m x 3.16m)
High and low level units incorporating stainless steel sink unit and integrated oven, gas hob, extractor fan with space for washing machine, tumble dryer and fridge-freezer. Vinyl floor and part tiled walls. Fluorescent tube ceiling light.

Dining Area

6' 11" x 10' 3" (2.12m x 3.12m)
Vinyl floor. Fluorescent tube ceiling light.

Bedroom 2

10' 0" x 10' 0" (3.04m x 3.06m)
Laminate floor.

Bedroom 3

10' 0" x 10' 1" (3.04m x 3.07m)
Built-in wardrobes and cabinets. Hardwood floor.

Shower Room

6' 9" x 4' 8" (2.07m x 1.43m)
Walk-in shower with Triton electric shower and shower screen. Low flush toilet,

pedestal wash hand basin and vanity unit. Extractor fan. Fully tiled walls and floor.

Hallway

Cloak area and laminate floor. Hardwood door leading to lean-to.

Lean-to

13' 5" x 7' 2" (4.08m x 2.19m)
Concrete floor. Hardwood door leading to rear.

External

Enclosed front garden with neat lawn, mature trees and shrubs. Double gate entrance with parking to front and side. Large enclosed rear garden with connections available for plumbing, water and electric. Concrete outhouses. Mature tree and shrub boundary.

Price: Offers Over £110,000

Reference: 4410

Features:

- * Oil Fired Central Heating
- * Hardwood Glazed Windows
- * Curtains & Blinds Included
- * Private Parking
- * Popular Residential Location
- * Large Site Circa 0.2 Acres
- * Walking Distance of Derrymore Woods & St Peters Primary School
- * Short Commute to Newry City, Bessbrook & Camlough Villages
- * Perfect for Commuting with Train Station & A1 Motorway In Close Proximity
- * Plus a Host of Other Special Features

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A2+	A	
A1-G1	B	
AWAITING EPC		
D3-54	E	
D1-38	F	
D0	G	
Not energy efficient - higher running costs		

