

**286 Barcroft Park, Newry, BT35 8ET**



**Asking Price £119,950**

Introducing new to the market this three bedroom end-terraced home located within Barcroft Park, Newry

On entering the property you will find the entrance hall with tiled flooring and under stair storage. The lounge to the front of the house has laminate flooring with a fireplace and open fire. The living room is also located to the front of the house and has a tiled fireplace with open fire. To the rear you will find a spacious kitchen/dining area with a range of upper and lower level units and is plumbed for a washing machine. There is a separate w.c adjacent to the kitchen. A pvc door to the side will lead you to the rear paved patio which is accessible via steps. There is also a timber shed.

Moving upstairs there are three generous sized bedrooms with carpet flooring and built in wardrobes. The main house shower room is fully tiled and consists of a three piece suite.

Externally there is a paved area to the front with walls to front boundary and to the rear there is a paved area accessible via steps with a timber shed.

This property would make the perfect home for a first time buyer

- **THREE BEDROOM SEMI DETACHED FAMILY HOME**
- Ground Floor Accommodation: Entrance Hall, Lounge, Living Room, Kitchen/Dining Area, Separate W.C.
- First Floor Accommodation: Three generous sized Bedrooms, Shower Room
- Gas Fired Central Heating. Pvc Double Glazing.
- Paved area to the front. Paved area to the rear accessible via steps.
- Timber Shed.





# Floorplan



Floor 1



Floor 2

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

(1) Excluding balconies and terraces

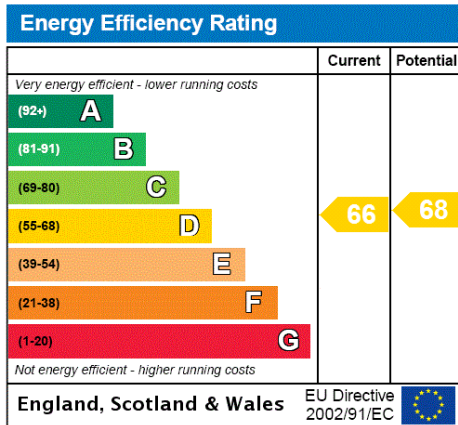
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

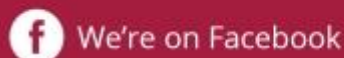
We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### 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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