

31 Woodvale, Bessbrook, BT35 7FD



Guide Price £225,000

Introducing to the market a well-kept and presented home located in Woodvale, Bessbrook a desirable, family friendly residential area just moments from Derrymore Woods

The property consists of a welcoming entrance hall leading to a spacious front room with large bay window. To the rear of the house is the kitchen/dining room with a full range of upper and lower kitchen units and integrated appliances along with plenty of space for a family sized dining table. Off the kitchen there is a separate utility room with side door access, a w/c and understair storage.

Upstairs the property has one double bedroom overlooking the back garden, the master bedroom to the front of the house with fully tiled ensuite bathroom and an additional single bedroom to the front of the house with built in storage. The main house bathroom is upstairs and includes floor to ceiling tiling, a separate bath and shower along with heated towel rails. Externally to the rear there is a flat lawn along with patio area for outdoor dining and shed for storage. To the front of the house a spacious driveway with room for several cars

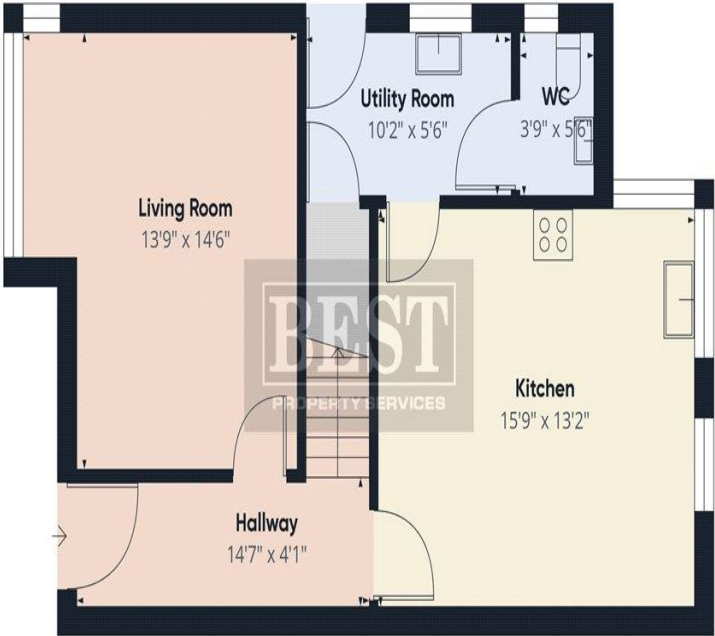
The property would make the perfect home for a first-time buyer looking for a family home in a desirable location.

- Three bedrooms/ Three bathrooms semi-detached property
- Located in Woodvale, Bessbrook a desirable cul de sac with great access to the A1
- Two double bedrooms / One single bedroom
- Enclosed rear garden with patio, lawn and timber shed
- Family friendly area
- Gas central heating
- Energy efficient home



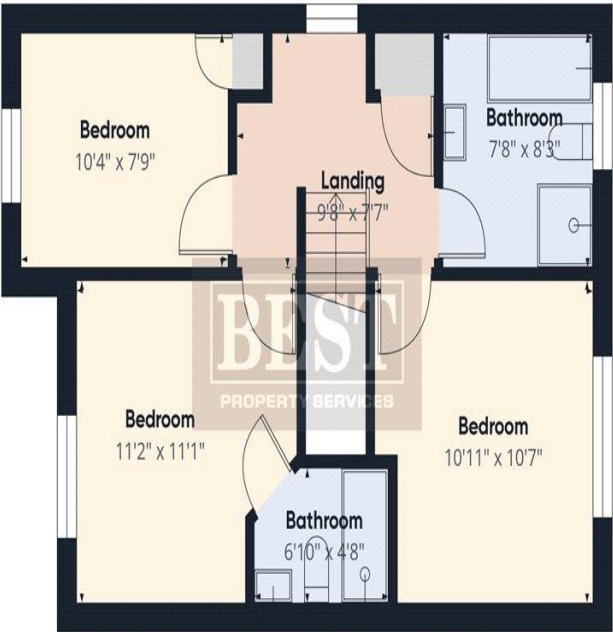


Floorplan



Floor 1

Approximate total area⁽¹⁾
1026.12 ft²

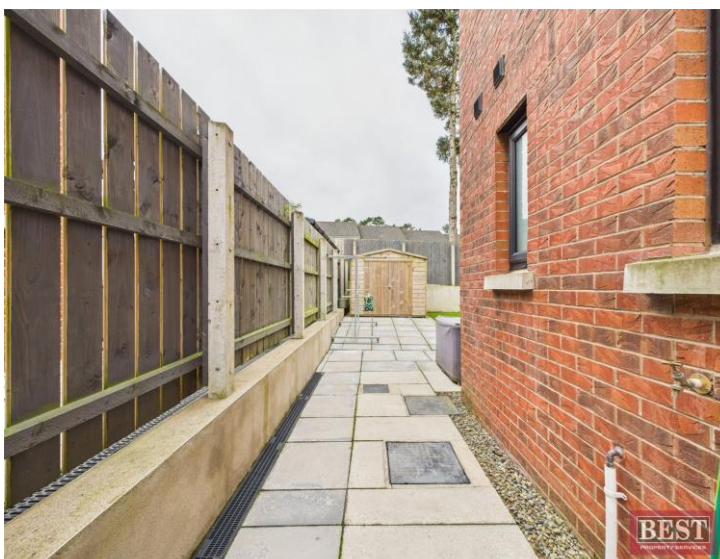


Floor 2

(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 are based on RICS IPMS 3C standard.



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

By appointment only

Opening Hours

Monday -Thursday 9-5:30

Friday 9-5

Saturday: By appointment only

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/ukxi/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.

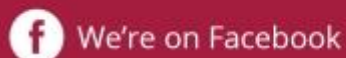
We reserve the right to conclude the sale of this property via the "Best and Final Offers" process. For more information please speak to an agent.

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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