

20 Great Georges Street Warrenpoint, Newry, BT34 3HR

Offers Over £169,950

Located in the very heart of Warrenpoint and overlooking the town park, this mid-terrace townhouse presents a wonderful opportunity for those looking to create their dream home. With four spacious bedrooms, this property is perfect for families or individuals seeking ample living space.

The location is ideal, offering easy access to local amenities, schools, and the picturesque surroundings of Warrenpoint, known for its stunning views and vibrant community. While the house is in need of modernisation, this provides a blank canvas for potential buyers to infuse their personal style and preferences into the property.

Imagine transforming this house into a contemporary haven, tailored to your tastes, while enjoying the benefits of a prime location. Whether you are a first-time buyer or an investor looking for a project, this property holds great potential.

Do not miss the chance to explore the possibilities that await in this delightful townhouse. With a little vision and effort, you can turn this house into a beautiful home in one of Northern Ireland's most sought-after areas.

20 Great Georges Street

Warrenpoint, Newry, BT34 3HR



- Town Centre Location
- Oil Fired Central Heating
- Double Glazed throughout
- Walking distance to park and seafront

GROUND FLOOR

Entrance Hall

5'11" x 4'6" (1.81 x 1.39)

Hallway

16'4" x 5'11" (5 x 1.81)

Living Room

10'10" x 9'3" (3.31 x 2.84)

Lounge

11'10" x 9'3" (3.63 x 2.84)

Kitchen

16'4" x 7'2" (5 x 2.2)

FIRST FLOOR

Landing

20'11" x 5'10" (6.39 x 1.8)

Bathroom

16'4" x 7'2" (5 x 2.20)

Bedroom 1

10'10" x 9'3" (3.31 x 2.84)

Bedroom 2

10'1" x 9'3" (3.08 x 2.84)

SECOND FLOOR

Landing

14'9" x 5'11" (4.5 x 1.81)

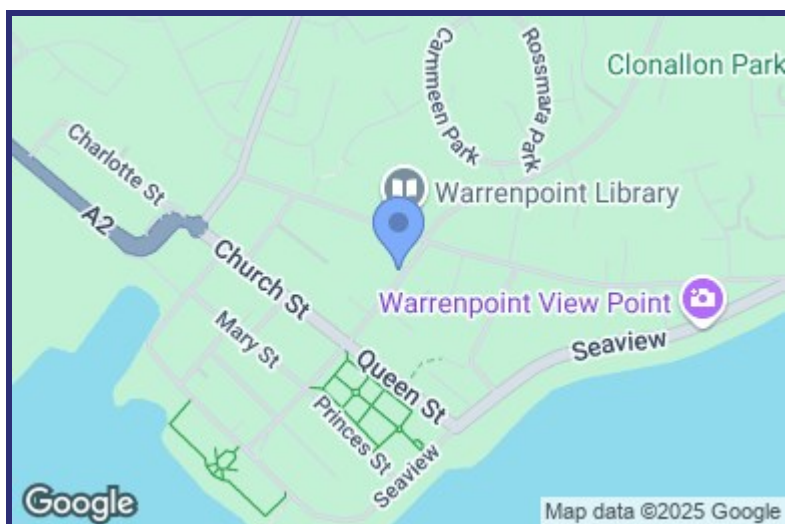
Bedroom 3

10'1" x 9'3" (3.08 x 2.84)

Bedroom 4

15'2" x 10'10" (4.64 x 3.31)

External

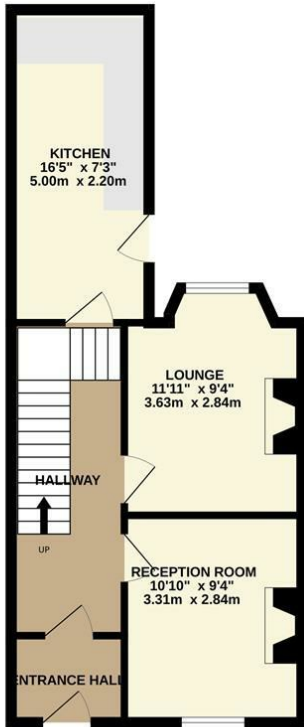


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	38
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

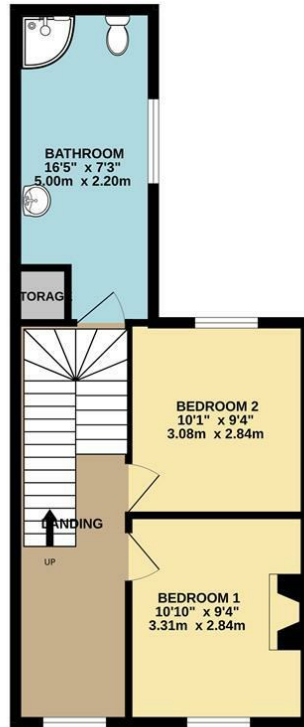


Floor Plan

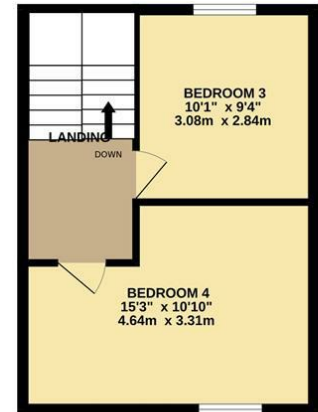
GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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