

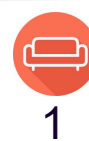
33 Chapel Street
NEWRY BT34 2DP

shooter
property services



No. 33 is an attractive three bedroom end terrace dwelling with enclosed rear yard, situated in this popular residential location close to the city centre, schools and shops. This property would be ideally suited to First Time Buyers or the Investment Market and comes with a recommendation of early inspection as keen interest is expected.

for sale



£110,000

Entrance Hall

Hardwood front door.
Understairs store.

Lounge

13' 1" x 10' 8" (4.0m x 3.24m)
Tiled fireplace and hearth with
open fire. Coved ceiling
centrepiece and television point.

Kitchen

13' 1" x 10' 8" (4.0m x 3.24m)
Range of high and low level units
including cooker, fridge freezer
and washing machine. Part tiled
walls and extractor fan. Door to
rear yard.

Bathroom

6' 5" x 7' 0" (1.95m x 2.13m)
White bath with shower over,
toilet and wash hand basin. Fully
tiled walls.

Bedroom 1 (To Front)

9' 4" x 12' 9" (2.85m x 3.88m)
Built in wardrobe.

Bedroom 2 (To Rear)

9' 1" x 8' 4" (2.78m x 2.55m)

Bedroom 3 (To Rear)

11' 1" x 7' 1" (3.37m x 2.15m)
Built in wardrobe and hotpress.

External

Rear yard with side entrance.
Boiler house and shed (4m x
1.78m). Outside light and water
tap.

Price:

Offers in excess of: £110,000

Ref: 4083

Features:

- *Oil Fired Central Heating
- *PVC Double Glazed Windows
- *Excellent Decorative Order
- *Carpets & Curtains Included
- *Enclosed Rear Yard
- *Central Location

Appointments:

Please call (028) 30260565
Mon – Fri 9am to 5.30 pm
Sat 9.30am to 12 noon



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



RICS



Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property. **Holding deposits:** Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance. **Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

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