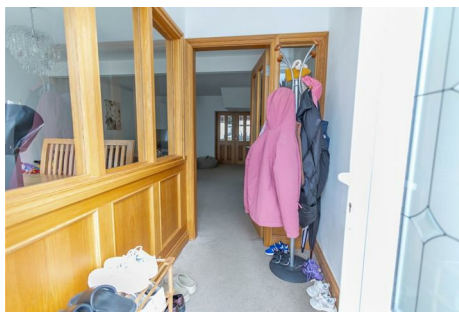




52 Charlotte Street

Warrenpoint, Newry, BT34 3LF

Offers Over £224,950

This well presented three-bedroom mid-terrace town house in Charlotte Street is located in the heart of Warrenpoint Town Center and within walking distance to all the amenities that the town has to offer.

The property is further enhanced with a garden area to the rear and also benefits of a rear access.

With its combination of modern living and a welcoming community atmosphere, this mid-terrace house on Charlotte Street is a fantastic choice for those seeking a comfortable and convenient lifestyle in Warrenpoint. Whether you are looking to settle down or invest, this property is sure to meet your needs.

ACCOMMODATION IN BRIEF:

Living Room, Kitchen/Dining area, 3 Bedrooms and 2 Bathrooms

52 Charlotte Street

Warrenpoint, Newry, BT34 3LF



- Oil fired central heating
- Double glazed throughout
- Oak internal doors
- Close proximity to Warrenpoint Town Centre
- Rear access
- Spacious interior
- Large shed in rear garden
- External area - Decking

GROUND FLOOR

Front Porch

Living Room

23'11" x 15'5" (7.3 x 4.7)

Kitchen/Dining Area

15'5" x 13'10" (4.7 x 4.23)

FIRST FLOOR

Bedroom 1

16'1" x 11'10" (4.91 x 3.61)

Bedroom 2

12'0" x 11'9" (3.68 x 3.59)

Bathroom

16'1" x 13'10" (4.91 x 4.23)

SECOND FLOOR

Bedroom 3

15'9" x 15'0" (4.81 x 4.58)

En-Suite

12'7" x 9'3" (3.85 x 2.84)

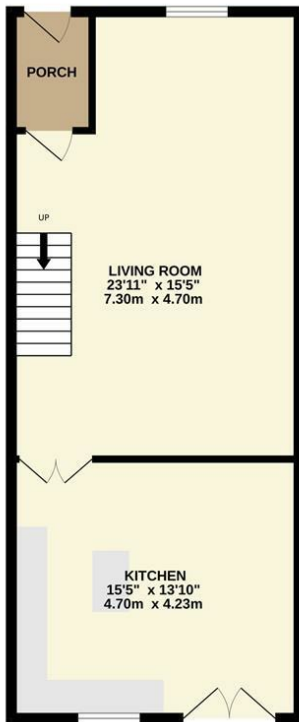


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

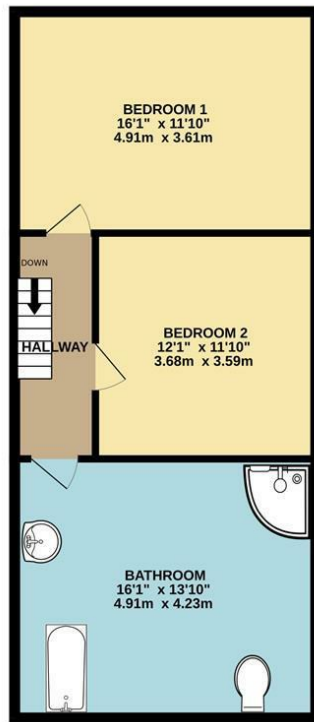


Floor Plan

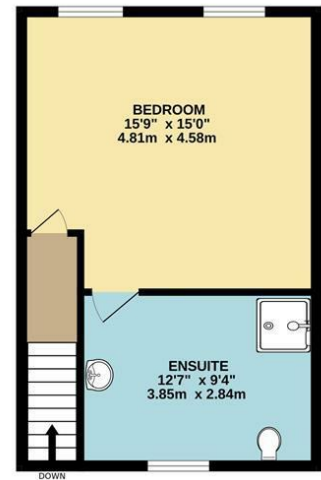
GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



2ND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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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