



www.countrywide-estates.com

**Countrywide Estates
MARTIN QUINN**

Countrywide Estates - Martin Quinn

19 Hill Street, Newry. Co Down BT34 1JE Tel: 02830 266825 Fax: 02830 251979

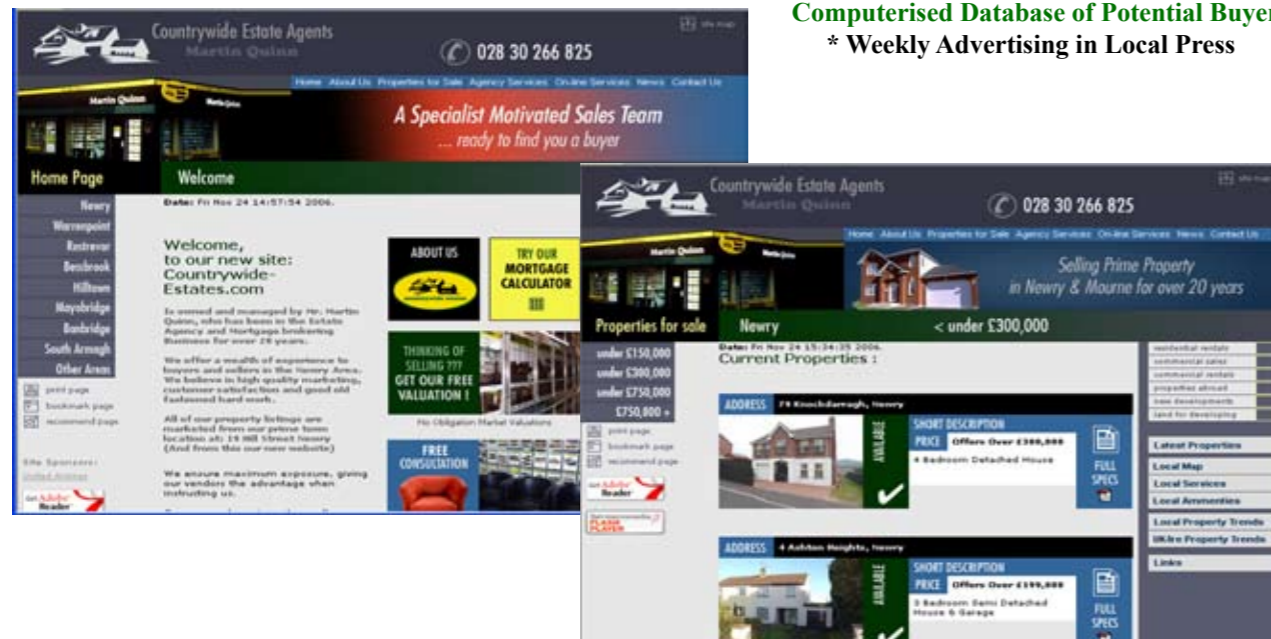
Email: countrywide@btclick.com

Internet: www.countrywide-estates.com



Thinking of Selling?

- * No Sale -No Fee Policy
- * **Free No- Obligation Property Valuation**
- * **Free Independent Mortgage Advice**
- * **A Highly Trained, Dedicated and Professional Sales Team**
- * **Full Colour Property Brochures with Internal Photographs**
- * **Full Colour Window Displays in Our Prime Town Centre Office**
- * **Property Feature on Our Internet Site.**
- * **Full Colour Listing in Our Property Guide**
- * **Door to Door Delivery of Our Property Guide In the Greater Newry Area**
- * **Mailing List and Property Match Service to our Computerised Database of Potential Buyers**
- * **Weekly Advertising in Local Press**



www.countrywide-estates.com

Property Brochures are available to view or print from our web site

We update our web site daily to provide all of our current property listings

Martin Quinn Selling Property & Mortgages in the Newry Area for over 30 Years



www.countrywide-estates.com

**Countrywide Estates
MARTIN QUINN**

10 Bracken Grove, Newry



3 Bedroom Semi-Detached House

- * Oil Fired Heating
- * Double Glazed PVC Windows.
- * Garden to Front & Rear.
- * Brick Wall to Front.
- * Wooden Front Door.
- * Raised Panel Interior Doors Throughout.

Offers Over £125,000

Countrywide Estates Tel: (028) 30266825



Entrance Hall:
Laminate flooring, carpet to stairs, 1 single radiator.

Living Room: 13'10" x 11'2"
Laminate flooring, Fireplace with wooden surround, Marble style inset and electric fire. 1 double radiator, 3 double power points, TV point.

Kitchen/Dinette: 18' x 10'10"
Modern Kitchen with range of high & low level units, Integrated Fridge/Freezer, Gas Hob & double electric oven. Extractor fan, stainless steel sink, Tiled above worktops, Laminate flooring, 1 double radiator, 5 double power points, Vertical blinds to windows. Island unit, Patio doors leading to rear garden.

First Floor Landing:
Carpeted, 1 single radiator, 1 double power point.

Bathroom: 7'8" x 6'6"
White suite, Free standing electric shower, Fully tiled walls, Tiled floor, recessed lights, 1 single radiator, roller blind to window.

Bedroom 1: 11' x 10'
Built in wardrobe, carpet to floor, Vertical blind to window, 1 single radiator, 2 double power points,

Bedroom 2: 11'3" x 9'11"
Built in wardrobe, carpet to floor, Vertical blind & curtains to window, 1 single radiator, 3 double power points, TV point.

Bedroom 3: 7'9" x 7'8"
Carpet to floor, Vertical blind & curtains to window, 1 single radiator, 2 double power points, TV point.

Features

This property is situated on The Armagh Road, Newry, Convenient to City Centre, Dublin-Belfast bypass, Train station, Schools & all local amenities. This property provides ideal family accommodation.

Features Include

- * Oil Fired Heating
- * PVC double glazed windows.
- * Garden to Front & Rear

Viewing is strictly by appointment with the agent

OFFER PROCEDURE

Before contacting a Building Society, Bank or Solicitor you should make your offer to this office as any delay may result in the sale being agreed to another purchaser and unnecessary costs being incurred. In compliance with the Estate Agents (undesirable practices) Order 1991, we are under an obligation to check into a purchaser's financial situation before recommending an offer to a vendor. Therefore, prior to any offer being accepted you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer which is not subject to the sale of a property, written confirmation of the available cash will be required before your offer can be qualified.

GENERAL NOTE

Whilst we endeavour to make our sales details accurate, they should not be relied upon as statements or representation of fact and do not constitute any part of an offer or contract. We strongly recommend that all information we provide about the property is verified by yourself on inspection.

