

House To Home Estate Agents
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3 North Circular Road, Belfast

Starting Bid: £420,000.00



For sale by House To Home Estate Agents via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to offer this large luxurious family home to the resale market. Boasting five generously sized bedrooms, there is no shortage of space in this charming abode.

The living room is perfect for entertaining guests and relaxing with the family after a long day, while the contemporary kitchen provides a great area for cooking and enjoying meals.

Brimming with character, this detached property has been beautifully designed with the needs of modern families in mind. The sleek bathroom showcases an elegant yet practical space, perfect for those who desire modern fittings and stylish decor.

The exterior of the property is every bit as impressive as the interior, surrounded by stunning natural views and an extensive private garden area. With ample parking space, this is truly an ideal opportunity for those seeking a spacious and refined family home. For those looking to embrace the excitement and culture of Belfast, there are numerous

activities and attractions to explore.

Additional Information

Exceptional Detached Family Home in Highly Regarded Area of Belfast

Three Reception Rooms

Modern fitted kitchen

Conservatory

Downstairs W/C

Five Good Sized Bedrooms

Sleek and Modern Family Bathroom with Walk in Shower

Gas Fired Central Heating and Part Double

Views of Cavehill from rear elevation

Total floor area - 171 square metres

Energy rating 48E / 54E

Ground Floor

LOUNGE

15'6" (4.72m) x 12'1" (3.68m)

Solid wooden flooring, feature fire place, bay window

RECEPTION (2)

12'9" (3.89m) x 15'8" (4.78m)

Feature fire place

RECEPTION (3)

13'2" (4.01m) x 11'3" (3.43m)

Feature fire place, laminate flooring

KITCHEN

15'6" (4.72m) x 8'10" (2.69m)

Modern fitted kitchen comprising of high and low level units, formica work surfaces, stainless steel extractor fan, stainless steel sink drainer, dishwasher, part tile walls

DOWNSTAIRS W/C

8'6" (2.59m) x 2'10" (0.86m)

Low flush W/C, pedestal wash hand basin, chrome towel rail, ceramic tile flooring

CONSERVATORY

13'9" (4.19m) x 7'10" (2.39m)

Laminate flooring

First floor

BEDROOM (1)

11'5" (3.48m) x 12'2" (3.7")

BEDROOM (2)

11'8" (3.56m) x 13'0" (3.96)

BEDROOM (3)

14'10" (4.52m) x 11'8" (3.56m)

BEDROOM (4)

9'8"(2.95m) x 8'10"(2.69m)

BEDROOM(5)

7'10(2.38m) x 7'01"(2.15m)

BATHROOM

White family bathroom suite comprising of shower cubicle, free standing bath, low flush W/C, part panel, chrome towel rail, vanity unit wash hand basin, ceramic tile flooring

Outside

FRONT Garage

Gated to garden in lawn, driveway leading to

GARAGE

REAR

Patio area with pergola, garden in lawn with mature shrubbery

TO VIEW OR MAKE A BID Contact House To Home Estate Agents or iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsoldni.com.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsoldni.com and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before

services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iam sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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