

Brian A Todd & Co Ltd
Upper Main Street
Larne
BT40 1SX
t: 028 2827 9477
email: info@briantodd.co.uk

11 Ailsa Gardens, Larne

Starting Bid: £139,950.00



For sale by Brian A Todd & Co Ltd 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.

Situated in a popular residential area of Larne, it is a pleasure to offer for sale, this extended semi detached villa.

Lending itself to further enhancement, the property affords views to the surrounding area and Coast.

Comprising of a lounge, dining room, family room, fitted kitchen with integrated appliances, bathroom and three bedrooms, the property, externally, has front and rear gardens and benefits from a garage with up and over door.

Chain Free, viewing is strictly by appointment only through Agents.

Key Features & Description
Traditional Style Extended Semi Detached Villa.

Oil Fired Central Heating.
Upvc Double Glazing.
Views To The Surrounding Area And Coast.
Three Reception Rooms.
Fitted Kitchen - Integrated Appliances.
Family Bathroom - White Suite.
Three Bedrooms.
Garage With Up And Over Door.
Front And Rear Gardens.
Chain Free.
EPC Rating D56/C75

Rooms

ENTRANCE HALL

LOUNGE

A bright room, with open stairway to the first floor. Feature fireplace with open fire.

DINING ROOM

FAMILY ROOM

Tongue and Groove ceiling. Patio door to the rear.

KITCHEN

Range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Stainless steel one and a half bowled sink unit. Tongue and Groove ceiling.

BEDROOM (1)

Built in wardrobe. Views to the Coast.

BEDROOM (2)

BEDROOM (3)

Built in wardrobe.

BATHROOM:

White suite incorporating W.C., wash hand basin and panelled bath with shower attachment. Tiling.

GARAGE

Up and Over door.

GARDENS:

Front and Rear gardens in lawn.

3D tour

<https://tour.giraffe360.com/acafbb302275457f90f99e853e438596/>

To access the legal pack, please copy and paste the link below

<http://www.iamsoldni.com/properties/11b776e97afb47808280d413fbb5c814/auction-pack>

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd or iamsold, www.iamsold.ie

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, iamsold.

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 iamsold 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. iamsold 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.

ENTRANCE HALL

LOUNGE

A bright room, with open stairway to the first floor. Feature fireplace with open fire.

DINING ROOM

FAMILY ROOM

Tongue and Groove ceiling. Patio door to the rear.

KITCHEN

Range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. Stainless steel one and a half bowled sink unit. Tongue and Groove ceiling.

BEDROOM (1)

Built in wardrobe. Views to the Coast.

BEDROOM (2)

BEDROOM (3)

Built in wardrobe.

BATHROOM:

White suite incorporating W.C., wash hand basin and panelled bath with shower attachment. Tiling.

GARAGE

Up and Over door.

GARDENS:

Front and Rear gardens in lawn.