Fetherstons
69 High Street
BANGOR
BT20 5BD
t: 028 9147 9797
email: info@fetherstons.com

7 Stanley Road, Bangor

Starting Bid: £139,950.00







For sale by Fetherstons 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.

Detached property offering plenty of potential
Convenient city centre location
Three bedrooms
Two reception rooms
Fitted kitchen
Ground floor bathroom
In need of refurbishment
Oil fired central heating and double glazed
Enclosed rear patio area and off-street parking
No onward chain

This detached property offers plenty of potential and is ideally situated in a convenient city centre location. The accommodation comprises three bedrooms, two reception rooms, a fitted kitchen, and a ground floor bathroom. While the property is in need of refurbishment,

it benefits from oil-fired central heating and double glazing. Outside, there is an enclosed rear patio area along with off-street parking. The property is available with no onward chain.

ENTRANCE PORCH Tile floor.

HALLWAY Under stairs storage; double panel radiator.

LIVING ROOM 12' 6" x 9' 7" (3.81m x 2.92m) Double panel radiator.

DINING ROOM 10' 7" x 9' 10" (3.23m x 3m) Double panel radiator.

KITCHEN 11' 9" x 8' 10" (3.58m x 2.69m) Range of high and low level units with drawers and complementary work surfaces; sink unit and side drainer; oil fired boiler; single panel radiator; access to rear garden.

BEDROOM 1 12' 6" x 10' 3" (3.81m x 3.12m) Single panel radiator.

BEDROOM 2 10' 3" x 9' 0" (3.12m x 2.74m) Single panel radiator.

BATHROOM Suite comprising panelled bath; dual flush WC; pedestal wash hand basin; corner shower cubicle; double panel radiator.

FIRST FLOOR LANDING

BEDROOM 3 21' 1" x 8' 9" (6.43m x 2.67m) Three single panel radiators; access to eaves storage.

OUTSIDE Enclosed patio area; access to front driveway.

To view or make a bid contact Fetherstons or iamsold, www.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, 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 firms 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.