

Colin Graham Residential
Colin Graham Residential
319 Antrim Road
NEWTOWNABBEY
BT36 5DY
t: 02890 832832

email: office@colingrahamresidential.com

2a Balmoral Avenue, Whitehead

Starting Bid: £129,950.00



For sale by Colin Graham Residential 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.

CASH BUYER ONLY

Spacious, own-door, three bedroom, ground floor apartment with private driveway, garage/workshop, and private gardens front and rear, situated off Balmoral Avenue, Whitehead.

The property comprises entrance hall, lounge, kitchen with informal living/dining area, utility room/study, three well-proportioned bedrooms, and family bathroom/shower room.

Externally, there is a generous sized, private driveway area, garage/workshop, and private gardens to side and rear.

Other attributes include gas heating, PVC double glazing, many original features, village setting, and being within only a short walk to train Whitehead railway station.

The property is currently being refurbished and modernised, but will be sold as is, to allow the new purchaser to put their own stamp on it.

Additional Information;

Cash Buyer Only

Spacious, Own-Door, Ground Floor Apt.

Three Well Proportioned Bedrooms.

Lounge; Brick Inglenook Style Fireplace.

Kitchen With Informal Living/Dining Area.

Modern Fitted Kitchen.

Utility Room/Study.

Bathroom/Shower Room.

Gas Heating; PVC Double Glazing.

Private Driveway; Garage/Workshop.

Private Gardens Front and Rear.

Total floor area 135 square metres

EPC D61 / D65

ACCOMMODATION

ENTRANCE HALL

Access to twin stores.

LOUNGE

3.75m x 3.30m (12'3" x 10'9")

Brick inglenook style fireplace with slate hearth. Feature height ceiling. Open arch leading to:

KITCHEN WITH INFORMAL DINING AREA

4.74m x 3.90m (wps) (15'6" x 12'9" (wps))

Bay window to front elevation. Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, induction hob with extractor hood over. Integrated oven, fridge freezer and slimline dishwasher. Plumbed and space for washing machine. Upstands to walls to match work surface. Feature height ceiling and coving to ceiling. Wood laminate floor covering.

STUDY/UTILITY

2.87m x 2.74m (9'4" x 8'11")

BEDROOM 1

4.89m x 3.62m (16'0" x 11'10")

Feature twin windows to front elevation. Feature height ceiling and coving to ceiling.

BEDROOM 2

3.59m x 3.22m (wps) (11'9" x 10'6" (wps))

Feature height ceiling and coving to ceiling.

BEDROOM 3

3.72m x 3.40m (wps) (12'2" x 11'1" (wps))

Dual aspect windows.

BATHROOM/SHOWER ROOM

EXTERNAL

Double gates, leading to generous sized, private driveway area.

Private gardens to side and rear.

Boiler house with gas fired central heating boiler.

DETACHED GARAGE/WORKSHOP

6.13m x 5.46m (20'1" x 17'10")

TO VIEW OR MAKE A BID Contact Colin Graham Residential 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 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.

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