

Henry Graham Estate Agents
Henry Graham Estate Agents
58 Bachelors Walk
Lisburn
BT28 1XN
t: 028 9267 2929
email: info@hgraham.co.uk

34 Thornleigh Drive, Lisburn

Starting Bid: £209,950.00



For Sale By Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneer Comments

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.

A Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages

Open Entrance Porch / Entrance Hall with Glazed Entrance Door

Lounge With Log Effect Electric Stove On Raised Tiled Hearth

Dining Area

Separate Study Or Bedroom

Kitchen With Integrated Oven And Hob

Four Bedrooms (Two With Laminated Timber Floor)

Wet Room With Thermostatic Shower And Drencher Head

Front And Side Garden Laid In Lawn Plus Brick Set Driveway With Double Gates

Rear Paved Patio Area With Garden Laid In Lawn

Attached Garage With Up And Over Door

Oil Fired Central Heating System

Part PVC Double Glazed Windows

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Glazed entrance door with glazed side panel. Hotpress. Built in storage cupboard. Cloakroom leading to study.

LOUNGE: - 6.3m (20'8") x 3.62m (11'11")

Log effect electric stove on raised tiled hearth. Open plan to dining area.

DINING AREA: - 4.07m (13'4") x 2.18m (7'2")

Open plan to lounge.

STUDY: - 3.63m (11'11") x 2.74m (9'0")

Fixed staircase to first floor.

KITCHEN WITH INTEGRATED OVEN AND HOB: - 4.08m (13'5") x 3.63m (11'11")

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Double drainer stainless steel circular sink unit. Plumbed for washing machine. Dining bar. Two built in storage cupboards. Part tiled walls. Stable door to rear patio area and garden.

BEDROOM (1): - 3.82m (12'6") x 3.04m (10'0")

Measurements to include range of built in robes. Laminated timber floor.

BEDROOM (2): - 3.18m (10'5") x 2.72m (8'11")

Laminated timber floor.

WET ROOM:

Shower area with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Tiled floor.

FIRST FLOOR

BEDROOM (3): - 5.99m (19'8") x 3.09m (10'2")

Measurements taken to widest points and to include built in storage cupboard. Under eave storage.

EN SUITE TOILET:

Pedestal wash hand basin. Low flush wc.

BEDROOM (4): - 3.82m (12'6") x 3.49m (11'5")

Measurements to include built in storage cupboard.

OUTSIDE

Front and side garden laid in lawn. Brick set driveway with double gates. Rear paved patio area with garden laid in lawn. PVC oil storage tank. Outside tap and light.

ATTACHED GARAGE: - 5.9m (19'4") x 2.81m (9'3")

Up and over door. Oil fired boiler. Light and power.

Interior Area: 139 sq m

EPC Rating: G18/ D64

Directions

From Antrim Road turn onto Thornleigh Drive. Number 34 is on the right.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £25. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £1,729.00

TO VIEW OR MAKE A BID please contact Henry Graham Estate Agents 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. 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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