Fetherstons
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55 Milfort Avenue, Dunmurray, Belfast

Starting Bid: £119,950.00







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.

Features:

Mid Terrace Property in an Extremely Convenient Location
Bright & Spacious Lounge / Separate Dining Room or Home Office
Modern Fitted Kitchen
2 Well Proportioned Bedrooms
Shower Room with White Suite
Well Presented Throughout
Oil Fired Central Heating / uPVC Double Glazed Windows
Front Garden Area & Delightful Good Sized Rear Garden
Convenient Range of Amenities in Dunmurry Including Shops & Public Transport
Within Easy Commuting Distance of Many Parts of the Province via the Motorway Network

This mid terrace is situated in a popular residential location in Dunmurry. Just a short walk

to all the shops and amenities of Dunmurry village.

The property is well presented to a high level of specification by the current owner and offers spacious, bright accommodation which is complemented by well-maintained gardens. Further benefits include oil fired central heating, double glazing.

Situated in a quiet location yet extremely convenient to the many local amenities in Dunmurry and within easy commuting distance of Belfast and Lisburn, via car or public transport services, this property offers superb value for money.

Viewing is highly recommended to appreciate this beautiful home and well serviced location.

uPVC double glazed front door entrance porch with glazed door to...

LIVING ROOM 14' 6" x 13' 6" (4.42m x 4.11m) Cast iron fireplace and slate hearth.

DINING ROOM 9' 1" x 8' 3" (2.77m x 2.51m) Solid wood floor.

KITCHEN 16' 1" x 7' 6" (4.9m x 2.29m) Range of high and low level units, stainless steel sink unit, plumbed for washing machine, space for oven, extractor fan, space for fridge freezer, part tiled walls, tiled floor.

FIRST FLOOR LANDING Access to roof space.

BEDROOM 11' 10" x 10' 10" (3.61m x 3.3m)

BEDROOM 9' 2" x 8' (2.79m x 2.44m)

SHOWER ROOM Low flush WC, pedestal wash hand basin, fully tiled walls, corner shower cubicle with Triton electric shower, extractor fan.

OUTSIDE Paved garden to the front and enclosed rear yard, boiler house with space for tumble dryer.

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.