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## **35 Kitcheners Avenue, Larne**

### **Starting Bid: £74,950.00**



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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Situated in a much sought after residential area of Larne and enjoying views to the surrounding area, this is an excellent opportunity for the purchaser to acquire this mid town house situated within easy reach of the Town Centre and all local amenities.

Comprising of two reception rooms, galley style fitted kitchen, two bedrooms and bathroom with modern white suite, the property, externally, benefits from a garage with parking, to the rear.

Highly recommended, viewing is strictly by appointment only through Agents.

3D Tour Link

<https://tour.giraffe360.com/ac750c26336d47819edf42d483ace91b/>

Room Measurements

Ground Floor  
ENTRANCE HALL

LIVING ROOM

Feature fireplace, laminate wood flooring and display shelving.

KITCHEN

Galley style kitchen with a good range of fitted upper and lower level units. Fitted extractor fan and plumbed for automatic washing machine. Floor tiling. Part wall tiling.

First Floor

BEDROOM (1)

BEDROOM (2)

BATHROOM

Modern white suite incorporating push button W.C., vanity style wash hand basin and panelled bath with shower and screen. Floor tiling. Part wall tiling.

Outside

GARAGE

With parking.

Features

Mid town house

Oil fired central heating

Upvc double glazing

Two reception rooms

Galley style fitted kitchen

Two bedrooms

Bathroom with modern white suite

Garage with parking to the rear

Much sought after residential location

Chain free

Tenure: Leasehold

Rates: £648

EPC E54

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

<http://www.iamsoldni.com/properties/22004c7096d743cd834d1b8472d6cb18/auction-pack>

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd or iamsold, [www.iamsoldni.com](http://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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