

Reeds Rains Estate Agents & Letting Agents
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50 Priory Park, Finaghy, Belfast

Starting Bid: £159,950.00



CASH OFFERS ONLY

For sale by Reeds Rains Estate Agents 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.

A excellent opportunity to purchase a 3 bed detached home that requires extensive updating in a sought after location off the Upper Lisburn Road in Belfast.

The property is ideally close to amenities, public transport links and schools this property also backs onto Balmoral Golf Club.

Internally the property has two reception rooms, three bedrooms, bathroom, kitchen area and a lean to sun porch. Externally there is a driveway to parking and an attached garage.

Features

Detached Home In Sought After Location

Requires Modernisation - Cash Offers Only

Three Bedrooms
Two Receptions Rooms
Kitchen Area & Lean To Sun Porch
Majority PVC Double Glazed Windows
Gardens To Front And Rear
Driveway To Attached Garage
Ideal Investment Close To Amenities & Schools
Tenure: Lease
Rates: £1608.57
EPC Rating F22

TO VIEW OR MAKE A BID Contact Reeds Rains 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.

GROUND FLOOR

Hardwood front door

Entrance Porch

Inner door to...

Reception Hall

Under stairs storage. Cornice work.

Living Room

4.17m * 11

Bay window. Cornice work.

Family Room

3.48m * 11

Cornice work.

Kitchen Area

4.83m * 2.06m

Back door

Lean To Sun Porch

3.25m * 2.64m

Door to rear garden. Oil boiler.

FIRST FLOOR

Bedroom 1

3.45m * 3.38m

Bedroom 2

3.48m * 3.28m

Wall to wall range of built in robes with sliding doors. Aspect over rear.

Bedroom 3 / Study

2m * 1.88m

Bathroom

White suite comprising panel bath with shower over. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Hot press with shelving.

OUTSIDE

Garden to front and rear in lawn and mature trees. Rear garden backs onto Balmoral golf club.