

**Reeds Rains Estate Agents & Letting Agents**  
**Somerset House**  
**240-242 Ormeau Road**  
**Belfast**  
**BT7 2FZ**  
**t: 02890 680420**  
**email: belfast@reedsrains.co.uk**

## **60 Titania Street, Belfast**

### **Starting Bid: £89,950.00**



For sale by Reeds Rains Estate Agents, Ormeau 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 OFFERS ONLY**

We are delighted to offer for sale for this red brick mid terrace home in a sought after location in the East of the city.

The home offers excellent accommodation throughout, comprising of a large open plan living and dining room, kitchen, downstairs shower room and two impressive double bedrooms.

The property is situated just off the Cregagh Road, providing a short walk to the many shops and cafes that run along it. The property is only a 10 minute drive from the Belfast City Centre, and Metro bus services can also be found a couple of minute's walk away.

#### **Additional Information**

Cash Offers Only  
Red Brick Mid Terrace  
Spacious Accommodation Throughout  
Open Plan Living & Dining Area  
Galley Style Kitchen  
Downstairs Shower Room With White Suite  
Two Excellent Double Bedrooms  
Sought After Location In East Belfast  
10 Minute Drive From Belfast City Centre  
Excellent Investment Opportunity  
Energy Rating D61/C80  
Rates £887.35 pa

#### GROUND FLOOR

##### Living Room

6.48m x 3.12m (21'3" x 10'3")

A very spacious open plan living and dining area with a laminate floor and under-stair storage cupboard.

##### Kitchen

3.8m x 2.06m (12'6" x 6'9")

The kitchen has a good range of high and low level units, integrated hob and electric oven, extractor hood and a single basin with mixer tap. The kitchen has a tiled floor and wooden wall and ceiling panelling.

##### Shower Room

2.64m x 1.65m (8'8" x 5'5")

A ground floor shower room with a three piece suite to include a shower enclosure with electric shower unit, low flush wc and a wash hand basin with mixer tap. The shower room has a tiled floor and the walls have been partially finished with PVC wall panelling.

#### FIRST FLOOR

##### Bedroom One

4.01m x 3.1m (13'2" x 10'2")

An excellent double bedroom with carpet and an outlook to the front of the property.

##### Bedroom Two

3.15m x 2.16m (10'4" x 7'1")

Another impressive double room with carpet and an outlook to the rear of the property.

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Ormeau or [iamsoldni.com](http://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, [iamsoldni.com](http://iamsoldni.com).

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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