

Reeds Rains Estate Agents & Letting Agents
Reeds Rains
10 High Street
CARRICKFERGUS
BT38 7AF
t: 02893 351727
email: carrickfergus@reedsrains.co.uk

9 Fairymount Terrace, Carrickfergus

Starting Bid: £65,000.00



For sale by Reeds Rains Estate Agents, Carrickfergus 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.

Mid terrace property priced to allow for modernisation. Situated in an ideal location close to local schools, leisure centre and shopping facilities. An ideal investment opportunity the internal layout offers lounge through to dining area, kitchen with range of fitted units, downstairs bathroom and two first floor bedrooms. Benefiting from an oil fired central heating system and double glazed windows. Externally there is a detached garage and small rear garden to the rear.

Features

- Mid Terrace Property.
- Lounge Through To Dining Area.
- Ground Floor Bathroom.
- Detached Garage To The Rear.
- No Ongoing Chain.
- Priced To Allow For Modernisation.

Kitchen With Range Of Fitted Units.
Two Bedrooms.
Ideal Location.
EPC rating E44 / D65

Lounge
13'10" x 11'1" (4.22m x 3.38m)
Laminate wooden floor. Square arch through to:

Dining Area
11'9" x 8'12" (3.58m x 2.74m)
Laminate wooden floor.

Kitchen
13'6" x 7'10" (4.12m x 2.38m)
Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap.

Bathroom
White suite comprising panelled bath, vanity unit and low flush wc. Heated towel rail. PVC wall panelling and ceiling. Tiled floor. Spotlights.

Bedroom 1
10'8" x 10'10" (3.25m x 3.29m)

Bedroom 2
14'1" x 9'0" (4.28m x 2.75m)

Front Garden
Small low maintenance front garden.

Rear Yard & Garden
Rear yard with right of way to detached garage and rear garden.

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

Lounge

13'10" x 11'1" (4.22m x 3.38m)

Laminate wooden floor. Square arch through to:

Dining Area

11'9" x 8'12" (3.58m x 2.74m)

Laminate wooden floor.

Kitchen

13'6" x 7'10" (4.12m x 2.38m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap.

Bathroom

White suite comprising panelled bath, vanity unit and low flush wc. Heated towel rail. PVC wall panelling and ceiling. Tiled floor. Spotlights.

Bedroom 1

10'8" x 10'10" (3.25m x 3.29m)

Bedroom 2

14'1" x 9'0" (4.28m x 2.75m)

Front Garden

Small low maintenance front garden.

Rear Yard & Garden

Rear yard with right of way to detached garage and rear garden.