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## **9 Collinbridge Road, Glengormley, Newtownabbey**

### **Starting Bid: £154,950.00**



For sale by McMillan McClure Estate Agents via the [iamsold](https://www.iamsold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Situated in a popular residential location this red brick, 3 bed, detached villa needs modernisation and renovation.

Offering generous accommodation with three bedrooms and two receptions and kitchen. The property is located close to local amenities and transport links.

#### Features

Red brick detached villa

3 Bedrooms

2 Generous sized reception rooms

Kitchen with range of high and low level units

Family Bathroom with separate shower cubicle and separate W/C

Oil fired central heating

Double glazing in uPVC frames

Generous parking  
Popular residential location close to local amenities and transport routes  
Garage  
Total floor area 104 sq. mt.  
Energy Rating F35 / D57

Accommodation  
ENTRANCE PORCH  
Parquet flooring.

ENTRANCE HALL

LOUNGE  
13' 6" x 10' 6" (4.11m x 3.2m)  
Tiled fireplace.

FAMILY ROOM  
13' 6" x 11' 7" (4.11m x 3.53m)  
Tiled hearth. Polished wood surround.

KITCHEN  
13' 8" x 8' 2" (4.17m x 2.49m)  
Range of high and low level units. Round edge worktops. Single drain stainless steel sink unit with mixer tap. Extractor fan. Plumbed for utilities. Tiled walls. Storage cupboard. Cloaks cupboard housing oil fired boiler.

LANDING  
Access to roofspace.

BEDROOM (1)  
13' 7" x 10' 7" (4.14m x 3.23m)

BEDROOM (2)  
10' 6" x 11' 7" (3.2m x 3.53m)

BEDROOM (3)  
10' 3" x 8' 2" (3.12m x 2.49m)

BATHROOM  
Panelled bath. Low flush WC. Pedestal wash hand basin. Separate shower cubicle with Redring electric shower unit and attachment. Tiled walls. Linen cupboard storage.

SEPARATE W/C  
Low flush WC. Vanity Unit. Tiled splashback. Tiled floor.

OUTSIDE  
Bitmac driveway with generous parking. Rear garden laid to lawn with paving area. Brick shed/ garden store.

## GARAGE

14' 4" x 8' 5" (4.37m x 2.57m)

Early viewing is highly recommended as it is attractively priced to allow works to be carried out.

TO VIEW OR MAKE A BID Contact McMillan McClure Estate Agents or [iamsold](http://iamsold.com),  
[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](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](http://iamsold.com) 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](http://iamsold.com) 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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#### ENTRANCE HALL

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