

Reeds Rains Estate Agents & Letting Agents
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25 Dorchester Gardens, Newtownabbey

Starting Bid: £225,000.00



For sale by Reeds Rains Estate Agents, Glengormley 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 4 bed detached family home located in a quiet cul de sac in Newtownabbey, just off the popular Ballyhenry Road.

This spacious detached property would make the ideal family home with some cosmetic upgrades and modernisation. Homes in the area are in huge demand and we anticipate a high level of interest in this property.

Additional Information

Detached Family Residence
Three Reception Areas and Kitchen
Four Good Sized Bedrooms
Attached Garage and Spacious Rear Garden
Quiet Cul De Sac Location
Requires a Degree Of Modernisation

OFCH and Double Glazed
Energy Rating 41E / 66D
CHAIN FREE PURCHASE

Entrance Hall

Laminate flooring. Additional office space with side aspect window.

Downstairs WC

Furnished cloakroom.

Lounge

4.88m x 3.66m (16'0" x 12'0")

Formal lounge with large window aspect to the front. Tiled hearth and fireplace.

Formal Dining Room

2.87m x 3.05m (9'5" x 10'0")

Located off formal lounge and also accessed via the kitchen.

Kitchen

3.7m x 4.22m (12'2" x 13'10")

Range of high and low level units and matching worktop surfaces. Tiled flooring. Access to rear conservatory.

Conservatory

Sliding door access to rear garden.

Stairs To First Floor Landing

Bedroom One

4.01m x 3.45m (13'2" x 11'4")

Bedroom Two

3.73m x 2.54m (12'3" x 8'4")

Bedroom Three

3.96m x 2.6m (13'0" x 8'6")

Bedroom Four

3.76m x 2.24m (12'4" x 7'4")

Bathroom

Four Piece bathroom suite.

Externally

Off Street Parking

Attached Garage - Up and over door.

Spacious Rear Garden with laid in lawn.

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

<http://www.iamsoldni.com/properties/30dc236780a4484f8381db5cc03fdcd7/auction-pack>

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Glengormley or [iamsold](http://www.iamsoldni.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://www.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](http://www.iamsoldni.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://www.iamsoldni.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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