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26 Woodgrove, Portadown

Starting Bid: £179,950.00



For sale by Marc Fegan Bespoke Estate Agent 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.

We are delighted to welcome to the market this exceptional four-bedroom detached family home, occupying a superb and unusually spacious site within the quiet and established Woodgrove development.

Immaculately presented both inside and out, this is a home that has clearly been exceptionally well cared for by its current owners. The accommodation is bright, spacious and finished to an excellent modern standard throughout, offering a genuine walk-in opportunity for the next owner with little more to do than move in and enjoy.

One of the standout features of this property is undoubtedly the space available externally. The house enjoys excellent gardens to both the front and rear, together with generous off-street parking and a substantial rear yard. A detached garage provides excellent additional storage, while the beautifully maintained rear garden offers fantastic space for children, entertaining or simply enjoying the outdoors.

There is also an additional garden cabin which provides a versatile extra space and is available to purchase by separate negotiation as an optional extra.

Internally, the property continues to impress. The modern, beautifully presented accommodation provides four bedrooms alongside excellent family living space, making this an ideal home for growing families, couples or first-time buyers looking for something they can settle into for many years to come.

Woodgrove itself enjoys a convenient and central Portadown location, combining the benefits of a quiet residential development with easy access to local schools, shops and everyday amenities. Portadown town centre and railway station are also within easy reach, making the property particularly convenient for commuters.

With its immaculate presentation, four-bedroom accommodation and exceptional outside space, 26 Woodgrove represents an outstanding opportunity in this price bracket. Early viewing is highly recommended to fully appreciate the quality, space and condition of this superb family home.

FEATURES:

- Immaculate four-bedroom detached family home
- Quiet and well-established residential development
- Exceptionally spacious site with superb front and rear gardens
- Beautifully presented and modern throughout
- Spacious, bright and versatile family accommodation
- Excellent off-street parking for multiple vehicles
- Large private rear yard with detached garage
- Additional garden cabin available by separate negotiation
- Convenient to schools, amenities, Portadown town centre and railway station
- Genuine walk-in condition – ideal for first-time buyers and families alike

To view or make a bid, contact Marc Fegan 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. 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.