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## **142 Thomas Street, Portadown**

### **Starting Bid: £69,950.00**



For sale by Cairns and Downing 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 [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Nestled on Thomas Street in the charming town of Portadown, Craigavon, this end-terrace house, built in 1919, presents a remarkable opportunity for investors and those seeking a project. With a generous layout featuring two reception rooms and four bedrooms, this property offers ample space for a family or the potential for a House in Multiple Occupation (HMO).

While the interior requires refurbishment, it is priced to reflect the necessary work, making it an attractive option for those looking to add value. The property boasts a good-sized rear yard, complete with a shed, providing additional outdoor space for relaxation or storage.

This home, steeped in character from the early 20th century, is ideally situated in a vibrant community, close to local amenities and transport links. With a little vision and effort, this property could be transformed into a stunning residence or a profitable investment. Don't miss the chance to explore the potential that this property holds.

### Additional Information

Spacious 4/5 Bedroom end of terrace house

Primed for refurbishment for potential rental or family home

Large front family living room with fireplace

Good size upstairs family bathroom

Excellent opportunity for savvy investment

Perfect candidate for HMO rental

Spacious rear yard with shed storage

Oil fired central heating

Excellent location close to schools & commuter routes, walking distance to Portadown Center

Tenure Freehold

Rates £923.91 pa

Energy Rating F

TO VIEW OR MAKE A BID Contact Cairns and Downing or iamsold, [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.

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 firms 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.