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7 Raw Brae Road, Whitehead

Starting Bid: £239,950.00



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.

Enjoying exceptional panoramic views across the surrounding countryside, this detached bungalow occupies an extensive, elevated site and offers tremendous potential for modernisation and personalisation.

Occupying a commanding elevated position with far-reaching views across Belfast Lough, this detached bungalow presents a rare opportunity to acquire a home defined by both its outlook and its long-term potential.

The property enjoys uninterrupted far reaching views to the front, creating a unique sense of openness, light and privacy that is increasingly difficult to find within the local market.

The generous site further enhances this, offering space, flexibility and clear scope for enhancement. Internally, the accommodation is well planned and comprises a bright lounge flowing through to a dining area, both positioned to take full advantage of the outstanding

views.

The existing layout provides a strong foundation, while also offering excellent scope for modernisation and personalisation, allowing purchasers to create a home tailored to their own style. There are three bedrooms, a bathroom and a separate kitchen, with further potential for redesign.

Externally, the property sits on an extensive and mature plot, with gardens to the front, side and rear providing excellent opportunities for landscaping, extension or reconfiguration, subject to the necessary planning permissions. A detached garage offers additional storage and parking.

This is a rare opportunity to secure a property combining exceptional views, privacy and value-add potential, situated just outside Whitehead town centre, within easy reach of local amenities, the train station and the picturesque promenade leading to Blackhead Lighthouse.

This property is offered via online auction, presenting an excellent opportunity for purchasers seeking a view-driven home with scope to add value.

Highlights

- Detached Bungalow
- Priced To Allow For Modernisation
- Stunning Setting With Views
- Extensive Gardens
- Lounge Through To Dining Area
- Kitchen / Lean to Conservatory
- Three Bedrooms
- Oil Fired Central Heating System
- Detached Garage
- Energy Rating F32/D61

Entrance Porch

Exceptional views over surrounding countryside and towards Belfast Lough. Pine strip ceiling.

Entrance Hall

Lounge Through To Dining Area

5.28m x 3.35m (17'4" x 11'0")

Feature fireplace. Picture window affording outstanding views. Open through to:

Dining Area

3.33m x 2.41m (10'11" x 7'11")

Kitchen

Fitted units. Single drainer stainless steel sink unit with mixer tap.

Lean To Conservatory

2.64m x 2.51m (8'8" x 8'3")

Boasting an open outlook and uninterrupted views.

Bedroom 1

3.3m x 3.23m (10'10" x 10'7")

Bedroom 2

3.3m x 2.82m (10'10" x 9'3")

Bedroom 3

3.28m x 2.64m (10'9" x 8'8")

Bathroom

Bath, sink and WC.

Detached Garage

4.8m x 3.07m (15'9" x 10'1")

Extensive Site & Gardens

Generous sized garden front, side and rear laid in lawn enjoying beautiful views across the surrounding countryside, providing a wonderful sense of space, privacy and tranquillity — ideal for both relaxing and outdoor entertaining.

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

<http://www.iamsoldni.com/properties/3fb92473353f4d7396753120206c3810/auction-pack>

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Carrickfergus 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

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