Henry Graham Estate Agents
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241 Parkmore, Knockmenagh, Craigavon

Starting Bid: £49,950.00







For sale by Henry Graham Estate Agents 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.

Cash Offers Only

Internal Photos Available Upon Request

A Mid Terrace Property Situated Within This Popular Residential Location

Entrance Hall With Entrance Door

Cloakroom With Low Flush Suite

Lounge

Kitchen/Dining Area

Three Bedrooms With Built In Storage Cupboards

Shower Room

Enclosed Rear Patio Garden

Enclosed Front Patio Garden With Gated Entrance

Oil Fired Central Heating System (Not Working)

Part PVC Double Glazed Windows

ENTRANCE HALL:
Entrance door. Cloakroom.

CLOAKROOM:
Low flush suite. Wash hand basin. Low flush wc.

LOUNGE: - 3.88m (12'9") x 3.47m (11'5")

KITCHEN/DINING AREA: - 6.59m (21'7") x 2.57m (8'5")
Range of high and low level units. Round edge work surfaces. Space for oven and hob. Extractor unit. Single drainer stainless steel sink unit with mixer tap. PVC double glazed door to rear patio garden. Double glazed side panels.

FIRST FLOOR

BEDROOM (1): - 3.59m (11'9") x 3.26m (10'8")
Measurements to include built in storage cupboard.

BEDROOM (2): - 3.59m (11'9") x 3.27m (10'9")
Measurements to include built in storage cupboard.

BEDROOM (3): - 2.96m (9'9") x 2.66m (8'9")
Measurements taken to widest points and to include built in storage cupboard.

SHOWER ROOM:
Shower cubicle with Triton electric shower. Wash hand basin. Low flush wc. Part PVC panelled walls. Separate hotpress on landing.

OUTSIDE
Enclosed rear patio garden. Oil storage tank. Oil fired boiler. External store to rear. Enclosed front patio garden with gated entrance. External store to front.

Interior Area: 87 sq m
EPC: E50/ C75

TENURE:
We assume the tenure for this property is leasehold. Where possible we have requested

further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:
For period April 2026 to March 2027 £411.00

Directions
From Knockmenagh Road turn into Parkmore. Take the second right into the cul de sac then first right into the parking area. 241 Parkmore is on the left.

To view or make a bid contact Henry Graham Estate Agents 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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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.