Fetherstons
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51 Candahar Street, Belfast

Starting Bid: £199,950.00







For sale by Fetherstons 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.

Features:

Attractive Mid Terrace Property in an Extremely Convenient and Popular Location
Good Sized Lounge
Kitchen Open Plan to Dining Room
5 Bedrooms
Adaptable Accommodation (currently used as 4 Bedrooms & Additional Reception Room)
Gas Central Heating / uPVC Double Glazed Windows
uPVC double glazed front door to entrance hall.
Extremely Well Presented Throughout
Front Forecourt and Enclosed Rear Yard
Extremely Convenient to Many Local Amenities Including Shops & Public Transport & The Lagan Towpath
Ideal for Investors or Owner Occupiers

This attractive mid terrace property is located in an extremely popular location just off Ormeau Road.

The property is well presented by the current owner and offers well proportioned accommodation which benefits from a lounge and a kitchen which is open plan to the dining room.

On the upper floors there are four bedrooms and a shower room.

The adaptable accommodation could also be changed to offer an addition bedroom downstairs along with four bedrooms upstairs, which makes the property ideal for both owner occupiers and investors.

Situated in an extremely convenient location, close to a range of amenities and within comfortable walking distance of Queens University, this fine property offers exceptional value for money.

LIVING ROOM 13' 1" x 10' 1" (3.99m x 3.07m) Bay window.

LOUNGE 10' 7" x 9' 6" (3.23m x 2.9m) Cupboard with gas fired boiler, open arch to dining room.

DINING ROOM 11' 2" x 6' 5" (3.4m x 1.96m) Open arch to kitchen.

KITCHEN 12' 4" x 6' 4" (3.76m x 1.93m) Range of high and low level units, work surfaces with matching splashback, electric cooker with splashback, stainless steel exhaust fan, single drainer stainless steel sink unit with mixer tap, plumbed for dishwasher, plumbed for washing machine, low voltage spotlights.

REAR HALLWAY uPVC double glazed door to rear yard.

FIRST FLOOR LANDING

BEDROOM 14' 3" x 10' 9" (4.34m x 3.28m)

BEDROOM 10' 8" x 8' 2" (3.25m x 2.49m) Decorative cast iron fireplace.

SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin, panelled shower cubicle with Triton shower, heated towel rail, panelled walls.

SECOND FLOOR LANDING

BEDROOM 14' 3" x 10' 10" (4.34m x 3.3m) Decorative cast iron fireplace.

BEDROOM 10' 9" x 7' 9" (3.28m x 2.36m) Velux window.

OUTSIDE Front courtyard and enclosed rear yard.

To view or make a bid contact Fetherstons 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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