

**Reeds Rains Estate Agents & Letting Agents**  
**Reeds Rains**  
**10 High Street**  
**CARRICKFERGUS**  
**BT38 7AF**  
**t: 02893 351727**  
**email: carrickfergus@reedsrains.co.uk**

## **63 Thorndale Square, Carrickfergus**

### **Starting Bid: £84,950.00**



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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A fine 3 bed end terrace property priced to allow for modernisation. Ideally suited to both the first time buyer or investor.

The internal accommodation offers lounge, kitchen with range of fitted units, three bedrooms and a bathroom with separate wc. The property benefits from an oil fired central heating system and double glazed windows. Externally there is a well enclosed rear garden.

#### **Features**

- End Terrace Property**
- Two Reception Rooms**
- Fitted Kitchen**
- Three Bedrooms**
- Bathroom And Separate Wc**
- Oil Fired Central Heating**

Double Glazed Windows  
Gardens To Front And Rear  
Energy Rating F31/E53

#### Accommodation

##### Entrance Hall

Under stairs storage. Storage cupboard. Housing electric meter.

##### Lounge

4.20m x 3.05m (13'9" x 10'0")

Carved wood surround fireplace with tiled hearth.

##### Kitchen

3.07m x 3.07m (10'1" x 10'1")

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls.

##### Dining Area

3.16 x 3.06 (10'4" x 10'0")

Laminate wooden floor.

#### First Floor

##### Landing

Hotpress with shelving. Access to roofspace.

##### Bedroom 1

3 x 3.17 (9'10" x 10'5")

Double built in robe.

##### Bedroom 2

2.74 x 3.92 (9'0" x 12'10")

Double built in robe.

##### Bedroom 3

2.13 x 3.17 (7'0" x 10'5")

Built in robe.

#### Bathroom

Wood panelled bath and pedestal wash hand basin. Separate WC

#### Garden

Front garden.

Enclosed Rear Garden

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Carrickfergus or [iamsoldni.com](http://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.

### **Ground Floor**

Entrance Hall

Under stairs storage. Storage cupboard. Housing electric meter.

Lounge

4.20m x 3.05m (13'9" x 10'0")

Carved wood surround fireplace with tiled hearth.

#### Kitchen

3.07m x 3.07m (10'1" x 10'1")

Range of fitted high and low level units. Single drainer stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls.

#### Dining Area

3.16 x 3.06 (10'4" x 10'0")

Laminate wooden floor.

### First Floor

#### Landing

Hotpress with shelving. Access to roofspace.

#### Bedroom 1

3 x 3.17 (9'10" x 10'5")

Double built in robe.

#### Bedroom 2

2.74 x 3.92 (9'0" x 12'10")

Double built in robe.

#### Bedroom 3

2.13 x 3.17 (7'0" x 10'5")

Built in robe.

#### Bathroom

Wood panelled bath and pedestal wash hand basin. Separate WC

### Garden

Front garden

Enclosed rear garden