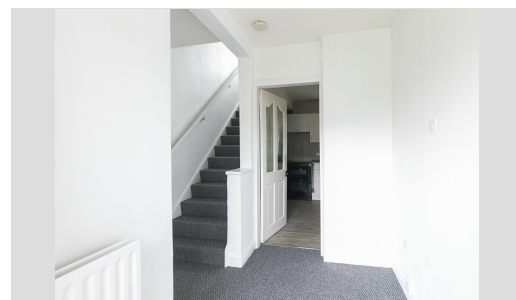


**Colin Graham Residential**  
**Colin Graham Residential**  
**319 Antrim Road**  
**NEWTOWNABBEY**  
**BT36 5DY**  
**t: 02890 832832**

**email: [office@colingrahamresidential.com](mailto:office@colingrahamresidential.com)**

## **22 Mount Vernon Drive, Belfast**

**Starting Bid: £84,950.00**



For sale by Colin Graham Residential 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.

### **CASH BUYERS ONLY**

The property comprises entrance hall, lounge, dining room, sun lounge, kitchen, three well-proportioned first floor bedrooms, and deluxe shower room with contemporary, white, three piece suite.

Externally, the property enjoys low maintenance gardens front and rear.

Other attributes include oil fired central heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.

#### Additional Information

Extended, Mid Terrace Property

Three Bedrooms

Lounge; Dining Room; Sun Lounge

Kitchen

Deluxe Shower Room

Oil Heating

PVC Double Glazing

Low Maintenance Garden

Convenient Location

Ideal First Time Buy/Buy To Let

Well presented, three bedroom, mid terrace property, with sun lounge extension to rear, conveniently located within the popular Mount Vernon area of North Belfast.

Tenure Freehold

Energy Rating D58/C70

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to utility store. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE

3.50m x 3.36m (wps) (11'5" x 11'0" (wps))

Wood laminate floor covering. Access to store. Glass panelled French doors leading to:

#### DINING ROOM

2.70m x 2.68m (8'10" x 8'9")

Wood laminate floor covering. Open arch to kitchen. PVC double glazed French doors leading to:

#### SUN LOUNGE

4.01m x 2.72m (13'1" x 8'11")

Wood laminate floor covering. PVC double glazed French door leading to rear garden.

#### KITCHEN

3.28m x 3.17m (wps) (10'9" x 10'4" (wps))

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Built in wine rack. Tile effect panelling to walls. Access to shelved hot press.

#### FIRST FLOOR

##### LANDING

Access to roof space.

#### BEDROOM 1

3.31m x 3.05m (10'10" x 10'0")

Wall to wall fitted wardrobes in sliding doors. Wood laminate floor covering. View towards green.

## BEDROOM 2

3.11m x 2.75m (10'2" x 9'0")

Wood laminate floor covering.

BEDROOM 3 3.28m x 2.40m (wps) (10'9" x 7'10" (wps))

View towards green. Built in wardrobe/store.

## DELUXE SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Tile effect panelling to walls. Wood laminate floor covering.

## EXTERNAL

Low maintenance gardens front and rear, finished in paving and concrete patio area.

Oil fired central heating boiler.

PVC oil storage tank.

Outside taps front and rear.

External lighting.

TO VIEW OR MAKE A BID Contact Colin Graham Residential 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 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

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