

Watters Property Sales
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3 Kesh Road, Irvinestown

Starting Bid: £165,000.00



For sale by Watters Property Sales 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.

This lovely split level four-bedroom detached 1550 sq. ft. property is located on the edge of Irvinestown with local amenities just a short walk away, including restaurants, schools, and shops.

The spacious home features four well-proportioned bedrooms, providing flexibility for large and growing families, remote working or accommodating occasional additional guests.

As you walk in the front door you have a large living room, WC with shower, walk in storage in hall, and the kitchen dining area. From the hall you can go down the stairs to a further two bedrooms one with an ensuite and walk in wardrobe.

Again, from the main entrance hall you can go up the stairs where there are a further two bedrooms, one with a large walk-in wardrobe and lastly a family bathroom.

This property is likely to appeal to a wide range of potential purchasers to include those with a growing family who want the benefit of four bedrooms and large reception room.

Only on full internal and external inspection can one begin to appreciate the quality and attention to detail offered by this superb family home.

Early viewing strongly recommended.

External Areas & Grounds

Approached by a private stone driveway to the rear with little gardens to maintain.

First Floor Dimensions

Entrance Hall

5` 7` x 17` 9`

Walk in hp plus storage

Living Room

12` 8` x 16` 7`

Kitchen/dining

10` 7` x 26` 3`

WC with shower

7` 7` x 6` 4`

Ground floor

Back Hall

10` 2` x 16` 5`

Bedroom 1

12` 3` x 13` 2`

En suite

3` 9` x 8` 4`

walk in wardrobe

3` 2` x 3` 9`

Bedroom 2

10` 2` x 9` 3`

Second Floor Dimensions

Landing

6` 4` x 7` 3`

Bedroom 3

15` 4` x 12` 3`

walk in wardrobe possible 5th bedroom

10` 8` x 7` 7`

Bedroom 4
5` 2` x 15` 2`

Bathroom
11` 2` x 7` 4`

Highlights

Superb opportunity for a wide range of discerning purchasers
Chain free
Close to local amenities, schools, and transport connections
Spacious, flexible internal accommodation
Oil-fired central heating
Double-glazed windows and doors
Spacious kitchen/dining room
Off-street parking and a private driveway
Energy Rating D60/C69

TO VIEW OR MAKE A BID Contact Watters Property Sales or [iamsold](http://iamsold.com), 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](http://iamsold.com).

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](http://iamsold.com) 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.

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