

**Henry Graham Estate Agents**  
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**58 Bachelors Walk**  
**Lisburn**  
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## **3 Orange Hall Lane, Lisburn**

### **Starting Bid: £149,950.00**



For Sale By Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneer Comments

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 3 bed semi detached bungalow situated within this popular and convenient residential location in close proximity to local amenities and local schools for all ages

Entrance Hall With PVC Double Glazed Entrance Door

Lounge With Tiled Fireplace / Separate Dining Room

Conservatory With Wood Effect Tiled Floor And PVC Double Glazed Door To Rear Patio Garden

Kitchen

Three Bedrooms (One With Built In Storage Cupboard)

Bathroom With White Suite

Part Floored Roofspace With Aluminium Sliding Ladder

Front Garden Laid In Lawn With Tarmac Driveway / Enclosed Rear Patio Garden Laid In Paving

Detached Garage With Up And Over Door

Gas Fired Central Heating System

PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits

#### ENTRANCE HALL

PVC double glazed entrance door.

#### LOUNGE

4.82m (15'10") x 3.34m (10'11")

Tiled fireplace with open fire.

#### DINING ROOM

3.23m (10'7") x 3.19m (10'6")

#### CONSERVATORY

3.23m (10'7") x 2.91m (9'7")

PVC double glazed door to rear patio garden. Wood effect tiled floor.

#### KITCHEN

3.23m (10'7") x 2.41m (7'11")

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 swan neck mixer tap. Part tiled walls. Built in storage cupboard. PVC double glazed door to conservatory.

#### BEDROOM (1)

3.85m (12'8") x 2.65m (8'8")

#### BEDROOM (2)

3.57m (11'9") x 2.46m (8'1")

#### BEDROOM (3)

2.87m (9'5") x 2.03m (6'8")

Built in storage cupboard.

#### BATHROOM

White suite. PVC panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low flush wc. Built in storage cupboard. Part tiled walls.

#### ROOFSPACE

Aluminium sliding ladder. Part floored. Light. Gas fired boiler.

#### OUTSIDE

Front garden laid in lawn with paved path to entrance door. Tarmac driveway with double gates. Enclosed rear patio garden laid in paving. Lawn areas with mature trees and shrubbery. Outside tap.

#### DETACHED GARAGE

6.38m (20'11") x 3.09m (10'2")

Up and over door. Light and power. Work bench with low level units.

#### TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £20. 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 2025 to March 2026 £1,001.00

Energy Rating D62/C74

TO VIEW OR MAKE A BID Contact Henry Graham Estate Agents or [iamsold](http://iamsold.com),  
[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](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.

## 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. iam sold 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.

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