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19 Portglenone Road, Randalstown

Starting Bid: £99,950.00



For sale by McAllister Estate Agents 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.

- Deceptively Spacious Semi Detached Property in the Heart of Randalstown
- Offered For Sale with No Onward Chain
- Welcoming & Spacious Entrance Hallway with -Good Storage Facilities
- Large Living Room with Wood Burning Stove
- Fully Fitted Kitchen with Dining Area
- Back Hallway with Separate Shower Room
- Three Well Proportioned Bedrooms
- White Bathroom Suite
- OFCH & Double Glazed Windows
- Off Road Parking to Front
- Detached Garage to Rear with Partitioned -Office Space and Private Access – Perfect for Home Office / Gym / Work from Home/ Small -Home Based Business
- Spacious Rear Garden Area
- Parking to Rear of Site
- Popular Residential Location within Walking Distance of Local Schools and Amenities

This well proportioned semi detached property offers a little twist that will add an extra layer of appeal to anyone seeking their new home with the potential to run a business from home. The property boasts large rooms, a second bathroom and a detached garage to the rear with separate access to the rear. The garage has been partitioned and would allow for a home office/ gym/ or someone seeking to run a business from home e.g. beautician or hairdressing.

The accommodation on the ground floor comprises of a large entrance hallway with good understairs storage, a spacious living room with wood burning stove, a fully fitted kitchen with dining area and shower room finished in a white suite.

Moving to the first floor there are three well-proportioned bedrooms, spacious landing with double hot-press and an attractive white bathroom suite.

The property offers oil fired central heating and double glazed windows throughout. To the front of the property is a tarmac driveway with parking for two cars while to the rear is a secure and private garden area. There is a storage room housing the boiler while there is also access to a detached garage with partitioned office. There is separate access to the rear of the property making this ideal for a home based business.

Located in the heart of Randalstown, schools, shops and transport links are all on the doorstep of this property. Ideal for first time buyers or families we expect strong interest so early viewing is recommended.

ACCOMMODATION:

ENTRANCE HALLWAY

Wall lighting; understairs storage

LIVING ROOM

19'11" x 11'08"

Wood burning stove with slate hearth and wooden mantle; panelled ceiling

KITCHEN WITH DINING AREA

16'00" x 10'07"

Modern fully fitted kitchen comprising of an excellent range of high and low level units; integrated cooker, hob and extractor fan; plumbed for washing machine; formica work surfaces; tiled splashback; tiled floor; 1 ½ bowl stainless steel sink unit; space for dishwasher

REAR HALLWAY

Tiled floor; glass panelled door to rear

SHOWER ROOM

Tiled white suite comprising of low flush W.C; wash hand basin with vanity unit; quadrant style shower cubicle with electric shower; extractor fan

FIRST FLOOR LANDING

Hot press

BEDROOM 1

11'05" x 11'00"

Built in wardrobe

BEDROOM 2

9'05' x 8'04"

Built in wardrobe

BEDROOM 3

7'02" x 6'05"

BATHROOM

Attractive white suite comprising of panelled bath with chrome mixer taps; low flush W.C; wash hand basin with vanity unit; tiled floor and partially tiled walls; extractor fan

EXTERIOR

Off road parking to front with tarmac driveway; external lighting

Private and secure rear garden area with access to garage; PVC oil tank; boiler storage room; exterior lighting

GARAGE

18'11" x 11'08"

Light and power; up and over door

PARTITIONED OFFICE

9'10" x 9'00"

Wood flooring; low voltage spotlighting; mains heat

OTHER FEATURES

OFCH

Double glazed windows

TO VIEW or MAKE a bid contact, McAllister Estate Agents 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.

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information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.