McMillan McClure Estate Agents
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166 Glenville Road, Newtownabbey

Starting Bid: £110,000.00







For sale by McMillan McClure 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.

Key Points:
Mid terrace property in highly popular development
3 Bedroom (main with ensuite)
Lounge
Dining room
Kitchen
Bathroom
Partially double glazed
Sheds to front of property
Cash Offers only
In need of modernisation and has been priced accordingly

Summary:

This three bedroom mid terrace property is situated within a highly sought-after residential development and presents an excellent opportunity for investors, developers, or buyers looking to create a home tailored to their own tastes. The accommodation comprises a spacious lounge, separate dining room, kitchen, three well proportioned bedrooms, with the principal bedroom benefiting from an ensuite and a family bathroom. The property is partially double glazed and also benefits from useful storage sheds to the front.

Requiring comprehensive modernisation and refurbishment throughout, this property has been priced accordingly and offers exceptional potential to add significant value. Whether you're looking for your next renovation project or an investment opportunity, this home provides a fantastic blank canvas in a desirable location.

Cash Offer Only!

Early viewing is recommended to fully appreciate the potential on offer.

Full description:
Ground Floor;
Lounge 4.32m x 3.63m (14'2 x 11'11)
Dining Room 4.32m x 3.12m (14'2 x 10'3) Kitchen 3.91m x 2.08m (12'10 x 6'10)

First Floor: Landing;
Bedroom (1) 4.32m x 3.63m (14'2 x 11'11)
Bedroom (2) 3.12m x 2.18m (smallest point) (10'3 x 7'2 (smallest point)
Bathroom

Second Floor: Landing;
Bedroom (3) 5.13m x 4.32m (16'10 x 14'2) Ensuite
Outside

Storage shed, in stones to front.

EPC Current: 40E | Potential:70C

To view or make a bid, contact McMillan McClure Estate Agents or iamsold, www.iamsoldNI.com

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to Complete within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Deposit of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT. The Reservation Deposit is used as part-payment towards the agreed purchase price.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

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 firms 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.