

Brian A Todd & Co Ltd
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94 Bank Road, Larne

Starting Bid: £79,950.00



For sale by Brian A. Todd 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.

Conveniently located within walking distance of the town centre and a wide range of local amenities, including bus and train stations, this attractive mid town house presents an excellent opportunity for first time buyers and investors alike.

The property offers comfortable and well presented living accommodation comprising a spacious lounge, fitted kitchen with integrated appliances, separate utility room, two bedrooms, an additional storage room on the second floor, and a bathroom fitted with a contemporary white suite.

Externally, the property benefits from an enclosed rear yard with pedestrian access, leading to an additional garden area beyond, which enjoys pleasant views over Larne Lough.

Further advantages include a chain free status, making for a potentially smooth transaction.

Early viewing is highly recommended, and is strictly by appointment only through the selling agents.

Features

- MID TOWN HOUSE
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE
- FITTED KITCHEN - INTEGRATED APPLIANCES
- UTILITY ROOM
- TWO BEDROOMS
- BATHROOM WITH WHITE SUITE
- STORAGE ROOM
- ENCLOSED REAR YARD
- REAR GARDEN AREA
- POPULAR CONVENIENT LOCATION
- CHAIN FREE

Room Details:

- ENTRANCE HALL
- LOUNGE:

Feature fireplace.

- KITCHEN:

Fitted upper and lower level units. Stainless steel sink unit. Integrated electric oven and hob.

- UTILITY ROOM:

Plumbed for automatic washing machine.

- BATHROOM:

White suite incorporating low level W.C., pedestal wash hand basin and panelled bath with shower. Laminate flooring

- BEDROOM (1)
- BEDROOM (2)
- STORAGE ROOM

• Enclosed rear yard with pedestrian access. Additional garden area beyond - views over Larne Lough.

virtual tour:

<https://tour.giraffe360.com/080e5b53acb74b25b7129187e99a4a7b/>

To view or make a bid contact Brian A. Todd or [iamsold](http://iamsold.com), www.iamsold.ni

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 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.