

Forsythe Residential
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1 Lisbane Gardens, Newtownabbey

Starting Bid: £164,950.00



For sale by Forsythe Residential 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.

SUMMARY

- Chain-free property!
- Semi-detached villa
- Three well-proportioned bedrooms
- Garage with electric roller door + driveway for parking
- Modern bathroom suite
- Private garden to the rear
- uPVC windows with double glazing
- Gas fired central heating
- Popular residential area just off the Monkstown Road
- Perfect opportunity for First Time Buyers

We are delighted to offer for sale, this perfect starter home in the popular residential area

of Monkstown in Newtownabbey. This semi-detached villa is well maintained throughout and is conveniently located close to a range of amenities including local schools and shops whilst enjoying easy access to public transport for links to Belfast city centre.

Internally the property comprises of entrance hall through to lounge leading to kitchen with dining room. Upstairs there are three well-proportioned bedrooms and a modern fitted bathroom, storage space, and access to attic. Externally the property enjoys a private, generous sized driveway finished in tarmac with garage, and rear garden finished in lawn with a patio area.

Although some modernisation and upgrades are required throughout, it would make an ideal first home!

(Viewer Note: These photographs were taken in summer 2023, the property has since had furniture removed and is chain-free.)

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Porch - 4`5` x 3`10`

Living Room - 13` x 18`11` - feature fireplace with focal point electric fire.

Kitchen - 18`11` x 10`7` - fitted kitchen with range of high and low level wooden units and contrasting work tops, stainless steel sink unit with draining bay and mixer tap, complemented by tiled splash back and flooring, access to rear garden.

Landing - 10` x 7`
Storage - 3`1` x 2`8`

Bedroom 1 - 11`8` x 10`8`

Bedroom 2 - 12`10` x 9`8` - sliderobes.

Bedroom 3 - 8`10` x 7`4`
Storage - 3`3` x 3`8`

Bathroom - 6`11` x 6` - modern fitted bathroom suite with white three piece suite including walk in shower, low flush WC and wash hand basin with storage unit, complemented by panelling to walls and ceiling.

Garage - 9`3` x 16`6` - electric roller door.

EPC: C69/ C77

To view or make a bid, contact Forsythe Residential 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.

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.