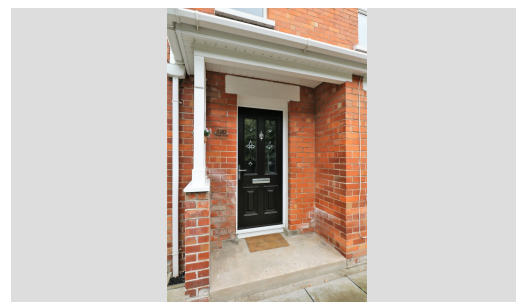
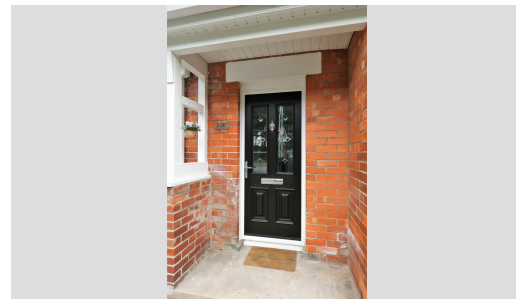


Colin Graham Residential
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130 Doagh Road, Newtownabbey

Starting Bid: £154,950.00



For sale by Colin Graham 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.

Immaculately presented, three bedroom / two reception, extended and renovated semi detached villa with generous sized private driveway area and serviced garden room, conveniently located on the popular Doagh Road area of Newtownabbey.

The property comprises entrance hall, bay fronted lounge with open fire, separate dining room with focal point fireplace, modern fitted kitchen with range of integrated appliances, deluxe fully tiled shower room with contemporary sanitary ware, and three well proportioned first floor bedrooms.

Externally the property enjoys generous paved driveway area, low maintenance front garden finished in pink stone, fully enclosed rear garden finished in artificial grass / paved patio area and serviced garden room with variety of uses.

Other attributes include oil fired central heating, PVC double glazing, alarm system, and

extensive range of quality finishes throughout.

Early viewing of this stunning home is strongly recommended.

Additional Information

Extended Semi Detached Villa

Three Well Proportioned Bedrooms

Lounge; Separate Dining Room

Modern Fitted Kitchen

Deluxe Shower Room With White Suite

Oil Heating; PVC Double Glazing

Generous Sized Private Driveway

Fully Enclosed Rear Garden

Serviced Garden Room; Timber Garden Shed

Convenient Location; Immaculately Presented

Energy Rating E47/D67

ACCOMMODATION

ENTRANCE HALL

Dual tone, double glazed, composite front door. Wood strip effect tiled flooring, continuing through lounge. Stairwell leading to first floor.

LOUNGE

3.45m x 3.35m (wps) (11'3" x 10'11" (wps))

Open fire in cast iron fireplace with tiled inset. Twin windows to front elevation.

DINING ROOM

3.18m x 2.74m (10'5" x 8'11")

Focal point fireplace. Wood strip effect tiled flooring.

KITCHEN

4.23m x 2.40m (13'10" x 7'10")

Modern fitted kitchen with range of high and low level storage units finished in white high gloss door and complementary melamine work surface. Composite 1.25 bowl sink unit with matching draining bay. Integrated touch screen ceramic induction hob with contemporary extractor canopy over. Integrated oven, fridge freezer and dishwasher. Plumbed for automatic washing machine. Splash back tiling to walls. Recessed spotlights. Dual aspect windows. Wood strip effect tiled floor. PVC double glazed rear door.

DELUXE FULLY TILED SHOWER ROOM

1.71m x 1.67m (5'7" x 5'5")

Contemporary, white three piece suite comprising quadrant shower enclosure, vanity unit and WC. Aqualisa electric shower. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to shelved hot press.

BEDROOM 1

3.33m x 2.72m (10'11" x 8'11")

Wood laminate floor covering. Range of fitted bedroom furniture.

BEDROOM 2

2.98m x 2.73m (9'9" x 8'11")

Wood laminate floor covering.

BEDROOM 3

2.03m x 1.76m (6'7" x 5'9")

Wood laminate floor covering. Access to roof space.

EXTERNAL

Double timber gates leading to generous sized paved private driveway area.

Low maintenance front garden finished in pink stone and trees.

Double timber gates leading to further paved driveway / patio area.

Side and rear gardens finished in artificial lawn and coloured stone.

PVC fascia, soffits and rainwater goods.

Oil fired central heating boiler (housed).

PVC oil storage tank.

External lighting and power points.

Outside tap.

SERVICED GARDEN ROOM

3.39mx 2.78m (11'1"x 9'1")

Suited for variety of uses. PVC double glazed sliding patio door and matching corner window. Separate window to rear. Power, light, TV point, electric storage heater, plastered, painted and quality wood laminate floor covering. PVC tongue and groove panelled external walls and recessed external lighting. Timber deck base.

TIMBER GARDEN SHED

2.99m x 1.81m (9'9" x 5'11")

Light and power.

TO VIEW OR MAKE A BID Contact Colin Graham 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

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