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12 Crawfordsburn Road, Newtownards

Starting Bid: £94,950.00



For sale by Cairns and Downing 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.

Nestled on the charming Crawfordsburn Road in Newtownards, this delightful 2 bed mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home.

Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for an investment property.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

The large kitchen area is a standout feature, providing ample space for culinary creations and family gatherings. Its design ensures that it is both functional and stylish, making it the heart of the home.

The property also benefits from a large attic conversion, which adds valuable extra space that can be utilised in various ways, whether as a home office, playroom, or additional storage. The versatility of this area enhances the overall appeal of the home.

For your comfort, the house is equipped with oil-fired central heating, ensuring a cosy environment throughout the colder months. The bathroom is conveniently located, serving the needs of the household with ease.

Situated in a desirable location, this property offers a blend of tranquillity and accessibility, with local amenities and transport links within easy reach. Whether you are looking to invest in your first home or seeking a charming residence in Newtownards, this two-bedroom house on Crawfordsburn Road is certainly worth considering.

Features

Delightful 2 bedroom End Terrace Property

uPVC Double Glazing

Oil Fired central heating

2 Large Double bedrooms

Large Attic conversion

Small garden to the front

Small yard to the rear

Rates £882.27 pa

EPC Rating E43

Total floor area - 68 square metre

To access the legal pack, please copy and paste the link below:

<http://www.iamsoldni.com/properties/80338be9ed944d1a87bff009ab81a480/auction-pack>

TO VIEW OR MAKE A BID Contact Cairns and Downing 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.