

Henry Graham Estate Agents
Henry Graham Estate Agents
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58 Hillsborough Old Road, Lisburn

Starting Bid: £64,950.00



For sale by Henry Graham 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.

A fantastic opportunity to acquire this 2 bed end-terrace property, offering excellent potential for upgrading and modernisation.

Available to cash purchasers only, this home is ideally suited to investors or buyers seeking a renovation project.

Internally, the property comprises a bright lounge with tiled fireplace and laminated timber flooring, together with a kitchen and dining area. Upstairs offers two well-proportioned bedrooms, while the bathroom is fitted with a coloured suite.

Externally, the property benefits from a good-sized rear garden with private aspects, along with a small summer house.

Additional features include gas fired central heating with a Worcester combi boiler. With

strong potential to add value, this property presents an excellent investment opportunity in a convenient residential location.

ACCOMMODATION:

Measurements are approximate

LOUNGE

4.68m (15'4") x 3.63m (11'11")

Measurement taken into bay window and to widest points. Tiled fireplace and hearth. Mahogany surround. Laminated timber floor.

DINING AREA

2.90m (9'6") x 2.20m (7'3")

Laminated timber floor. Measurement to include staircase. Open plan to kitchen.

KITCHEN

3.12m (10'3") x 2.10m (6'11")

Measurement taken to widest points. Built in units. Single drainer stainless steel sink unit. Mixer tap.

BATHROOM

Coloured suite. Panelled bath. Pedestal wash hand basin. Close couple low flush WC. Tiled walls. Worcester gas combi boiler. Cupboard storage area with light

FIRST FLOOR

BEDROOM (1)

3.63m (11'11") x 2.92m (9'7")

Built in cupboard.

BEDROOM (2)

3.63m (11'11") x 2.92m (9'7")

Currently divided into 2 rooms

OUTSIDE

Good sized rear garden with private aspects. Laid in lawn. Mature trees and shrubs. Paved patio area. Small summer house. Outside store with access to rear garden. Right of way access to adjoining properties.

DIRECTIONS

From Union Bridge turn into Young Street and then continue into Hillsborough Old Road, number 58 is on the right.

TENURE

We have been advised the tenure for this property is leasehold and a nominal ground rent is not demanded, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

For period April 2026 to March 2027 £667

ENERGY RATING

D57 / C73

TOTAL FLOOR AREA
64 square metres

To access the legal pack, please copy and paste the link below
<http://www.iamsoldni.com/properties/83550128baea473583f8b0251111dd5/auction-pack>

TO VIEW OR MAKE A BID Contact Henry Graham Estate Agents 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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