

Brian A Todd & Co Ltd
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12 Glynn Road, Larne

Starting Bid: £89,950.00



For sale by Brian A Todd & Co Ltd 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.

Ideally situated within easy walking distance of the town centre and a wide range of local amenities, including bus and train stations, this deceptively spacious end town house presents an excellent opportunity for a variety of purchasers.

Offering comfortable and well proportioned living accommodation throughout, the property comprises two reception rooms, a fitted kitchen, and a separate utility room to the ground floor. To the first floor are three bedrooms, a modern shower room, and an additional guest W.C.

Externally, the property benefits from an enclosed rear yard, complete with a useful outside W.C. and separate shower room. Offered to the market with no onward chain, this attractive home is available for viewing by appointment through the selling agents.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Features:

DECEPTIVELY SPACIOUS END TOWN HOUSE
GAS FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING
TWO RECEPTION ROOMS - ONE WITH FEATURE FIREPLAC
EFITTED KITCHEN
SEPARATE UTILITY ROOM
UPPER FLOOR GUEST W.C. AND WASH HAND BASIN
THREE BEDROOMS
MODERN SHOWER ROOM WITH WHITE SUITE
ENCLOSED YARD TO REAR WITH OUSTSIDE W.C. AND SHOWER ROOM
POPULAR CONVENIENT LOCATION
CHAIN FREE

Room Details:

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE: Feature fireplace and tiled hearth. LIVING ROOM: A spacious bright room.

KITCHEN: Modern range of fitted upper and lower level units. Space for Range cooker.

Stainless steel single drainer sink unit. Plumbed for automatic washing machine.

UTILITY ROOM: Range of fitted units. Stainless steel sink unit.

SHOWER ROOM: Modern white suite incorporating W.C., pedestal wash hand basin and separate double shower cubicle with feature PVC wall panelling. Floor tiling.

BEDROOM (1):

BEDROOM (2):

BEDROOM (3):

GUEST W.C.: White suite incorporating vanity wash hand basin and push button W.C.

Plumbed for automatic washing machine. Enclosed rear yard with outside W.C. and shower room.

To VIEW or make a BID contact Brian A Todd & Co Ltd or [iamsoldNI, www.iamsold.com](http://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](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.

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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 firms 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.