

Henry Graham Estate Agents
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58 Bachelors Walk
Lisburn
BT28 1XN
t: 028 9267 2929
email: info@hgraham.co.uk

84 Carryduff Road, Lisburn

Starting Bid: £124,950.00



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 Traditional Semi Detached Property Occupying A Prime Location Convenient To Carryduff, Lisburn, Saintfield And Ballynahinch

- Two Reception Rooms
- Kitchen And Dining Area
- Three Bedrooms
- Bathroom And Shower Room
- South Facing Side Garden
- Oil Fired Central Heating System With Condensing Type Boiler Fitted June 2020
- PVC Double Glazed Windows
- Within Easy Walking Distance To Temple Eurospar And Stops For The Belfast To Newcastle Bus Route
- A traditional style property in need of some upgrading and modernisation with lots of

potential to make a comfortable home for those seeking country living with easy commuting to Belfast and many other locations, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate

SITTING ROOM:

4.19m (13'9") x 3.95m (13'0")

Measurement to include staircase.

LIVING ROOM:

4.19m (13'9") x 3.69m (12'1")

KITCHEN:

3.95m (13'0") x 3.14m (10'4")

Built in units. Single drainer stainless steel sink unit with mixer tap. Arch way to dining area. Laminated timber floor.

DINING AREA:

3.14m (10'4") x 2.85m (9'4")

Laminated timber floor.

FIRST FLOOR:

BEDROOM 1:

4.18m (13'9") x 3.70m (12'2")

Measurement to include built in robes.

BEDROOM 2:

3.13m (10'3") x 3.06m (10'0")

Measurement to include built in robe.

BEDROOM 3:

3.25m (10'8") x 3.02m (9'11")

Built in robe.

BATHROOM:

White suite. Panelled bath. Mixer tap. Shower attachment. Pedestal wash hand basin. Tiled splashback. Close couple low flush WC.

SHOWER ROOM:

Tiled shower cubicle. Triton electric shower. Low flush WC. Pedestal wash hand basin.

OUTSIDE:

Tarmac parking area to front. South facing side garden laid in lawn. Boiler store. Firebird condensing type oil fired boiler.

TENURE: We have been advised the tenure for this property is long leasehold and the annual ground rent of 5p is not demanded, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £1286

DIRECTIONS:

From Temple roundabout proceed towards Ballynahinch and immediately take the first left and then left into cul de sac, number 84 is on the right.

EPC: E43

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

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.