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## **61 Fernagh Avenue, Newtownabbey**

### **Starting Bid: £94,950.00**



For sale by McMillan McClure 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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This is a bright spacious end terrace house is situated in a popular area. The property will ideally suit a young couple hoping to acquire a home of their own. We strongly recommend early viewing

#### **Features**

End terrace in popular residential area  
3 Bedrooms  
2 Reception rooms  
Kitchen with built in oven and hob unit  
Oil fired central heating  
Bathroom  
Double glazing in uPVC frames  
Garden to front and rear  
Total floor area 79 square metres

Energy Rating 33F / 57D

Accommodation  
RECEPTION HALL

LOUNGE  
15' 3" x 11' 9" (4.65m x 3.58m)

KITCHEN  
12' 2" x 9' 10" (3.71m x 3m)

Range of high and low level high gloss units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and under oven, stainless steel extractor fan, timber ceiling, laminate wood flooring, under-stairs storage

DINING ROOM  
11' 9" x 9' 1" (3.58m x 2.77m)  
Laminate wood flooring

FIRST FLOOR  
Landing

BEDROOM (1)  
11' 8" x 11' 4" (3.56m x 3.45m)  
Laminate wood flooring, hot press

BEDROOM (2)  
11' 9" x 9' 5" (3.58m x 2.87m)

BEDROOM (3)  
9' 5" x 8' 8" (2.87m x 2.64m)  
Laminate wood flooring

BATHROOM  
White suite comprising panelled bath with shower screen, pedestal wash hand basin, low flush WC, downlighters

OUTSIDE  
Front with plants and shrubs  
Rear in lawn, plants, boiler house with oil fired boiler, oil storage tank, water tap

To access the legal pack, please copy and paste the link below  
<http://www.iamsoldni.com/properties/8846a363b7604528934c5aa188f5b044/auction-pack>

TO VIEW OR MAKE A BID Contact McMillan McClure Estate Agents or iamsold,  
[www.iamsoldni.com](http://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.

### **Ground Floor**

RECEPTION HALL

LOUNGE

15' 3" x 11' 9" (4.65m x 3.58m)

KITCHEN

12' 2" x 9' 10" (3.71m x 3m)

Range of high and low level high gloss units, round edge work surfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and under oven, stainless steel extractor fan, timber ceiling, laminate wood flooring, under-stairs storage

#### DINING ROOM

11' 9" x 9' 1" (3.58m x 2.77m)

Laminate wood flooring

### First Floor

#### Landing

#### BEDROOM (1)

11' 8" x 11' 4" (3.56m x 3.45m)

Laminate wood flooring, hot press

#### BEDROOM (2)

11' 9" x 9' 5" (3.58m x 2.87m)

#### BEDROOM (3)

9' 5" x 8' 8" (2.87m x 2.64m)

Laminate wood flooring

#### BATHROOM

White suite comprising panelled bath with shower screen, pedestal wash hand basin, low flush WC, downlighters

### Outside

Front with plants and shrubs

Rear in lawn, plants, boiler house with oil fired boiler, oil storage tank, water tap