

Henry Graham Estate Agents
Henry Graham Estate Agents
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Lisburn
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12 Plantation Drive, Lisburn

Starting Bid: £69,950.00



For sale by Henry Graham Estate Agents via the [iamsold](https://www.iamsold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

CASH OFFERS ONLY

A 3 Bed Mid Terrace Property in Need of Modernisation And Upgrading.

Popular Cul De Sac Location Convenient To Lisburn, Sprucefield And South Belfast.

Three Bedrooms (One Could Be Converted To Bathroom).

Two Reception Rooms And Small Kitchen.

Gas Fired Central Heating System.

PVC Double Glazed Windows And External Doors.

Extensive Rear Garden.

GROUND FLOOR

ENTRANCE HALL

PVC double glazed entrance door.

SITTING ROOM

3.44m (11'3") x 3.31m (10'10")

Cast iron and tiled fireplace.

LIVING ROOM

3.33m (10'11") x 2.75m (9'0")

Tiled fireplace

KITCHEN

2.08m (6'10") x 1.88m (6'2")

Built in units with bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Storage under stairs. PVC double glazed back door.

FIRST FLOOR

BEDROOM (1)

4.54m (14'11") x 2.75m (9'0")

Gas fired boiler. Cast iron decorative fireplace.

BEDROOM (2)

3.3m (10'10") x 2.75m (9'0")

Built in cupboard.

BEDROOM (3)

2.33m (7'8") x 1.8m (5'11")

Potential bathroom.

OUTSIDE

Front garden laid in lawn. Extensive rear garden laid in lawn. Garden store. Outside wc.

TENURE

We have been advised the tenure for this property is leasehold and the annual ground rent is £tbc, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

For period April 2025 to March 2026 £545.88

Energy Rating D63/C73

Size 68 sq m (731.9 sq ft)

TO VIEW OR MAKE A BID Contact Henry Graham Estate Agents or [iamsold](http://iamsold.com),
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.

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