

Henry Graham Estate Agents
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8 Benson Park, Lisburn

Starting Bid: £82,000.00



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.

An Extended Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location

Cash Offers Only Due To Property Being Of Orlit Construction

Entrance Hall With Golden Oak Effect PVC Double Glazed Entrance Door

Spacious Lounge With Granite Fireplace

Study

Kitchen/Dining Area With Range Of Integrated Appliances

Utility Area / Adjoining Tiled Wet Room

Two Bedrooms

Bathroom With White Suite

Floored Roofspace Storage With Light And Power

Front Garden Laid In Lawn With Driveway / Rear Patio Garden Laid In Paving Plus Lawn Area To Side

Oil Fired Central Heating System

Golden Oak Effect PVC Double Glazed Windows

EPC: E41/E45

Tenure: Leasehold

Rates: £739.50 p/a

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

ENTRANCE HALL:

Golden Oak effect PVC double glazed entrance door.

LOUNGE:

5.81m (19'1") x 3.1m (10'2")

Measurements taken to widest points. Granite fireplace with electric fire.

STUDY:

2.89m (9'6") x 2.29m (7'6")

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

4.22m (13'10") x 3.3m (10'10")

Range of high and low level units. Round edge work surfaces. Integrated oven. Integrated hob. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated microwave. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Golden Oak effect PVC double glazed door to utility area.

UTILITY AREA:

2.92m (9'7") x 2.12m (6'11")

Plumbed for washing machine. Door to rear patio garden.

TILED WET ROOM:

Shower area with Aqualisa electric shower. Pedestal wash hand basin. Low flush wc. Tiled walls. Tiled floor.

FIRST FLOOR

BEDROOM (1):

4.19m (13'9") x 2.88m (9'5")

Measurements taken to widest points. Hotpress. Door to floored roofspace storage.

BEDROOM (2):

3.16m (10'4") x 2.88m (9'5")

BATHROOM:

White suite. Bath with Aqualisa electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls.

ROOFSPACE STORAGE:

Floored. Light and power. Eaves storage.

OUTSIDE

Front garden laid in lawn with driveway. Rear patio garden laid in paving. Two garden sheds. Oil fired boiler. PVC oil storage tank. Outside tap and light. Lawn area to side.