

**Brian A Todd & Co Ltd**  
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**Larne**  
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## **18 Albert Street, Larne**

### **Starting Bid: £74,950.00**



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

Within walking distance to the Town Centre and close to all local amenities it is a pleasure to offer for sale this impressive 2 bed mid townhouse.

A credit to its current owners, the property has been well decorated and presented throughout and affords good living accommodation which comprises of a spacious lounge, modern fitted kitchen with integrated appliances, casual dining area, two bedrooms, modern bathroom with white suite and a useful store room to the second floor.

Externally, the property benefits from a walled front garden and an enclosed South facing rear garden with views to the surrounding area.

Viewing is highly recommended and is strictly by appointment only through Agents.

#### **Features**

Impressive mid town house

Gas fired central heating  
Upvc double glazing  
Spacious lounge  
Modern fitted kitchen - integrated appliances  
Casual dining area  
Two bedrooms  
Bathroom with modern white suite  
Useful second floor store room  
Walled front garden  
Enclosed south facing rear garden  
Well presented and decorated throughout  
EPC Rating C73/C75

#### 3D Tour Link

<https://tour.giraffe360.com/61a3d2d75a9141e09b26b931b3b355f8/>

#### Room Details

##### ENTRANCE PORCH

##### ENTRANCE HALL

##### LOUNGE

A spacious room, with laminate wood flooring.

##### KITCHEN

Modern range of fitted upper and lower level units. Integrated electric hob, oven and extractor fan. One and a half bowled stainless steel sink unit. Plumbed for automatic washing machine. Casual dining area.

##### BEDROOM (1)

Decorative wood panelling.

##### BEDROOM (2)

##### SHOWER ROOM

White suite incorporating W.C., wash hand basin and separate shower cubicle. Towel radiator.

##### STORE ROOM

A useful store area with velux window.

##### GARDENS

Walled front garden. Rear yard. Rear South facing garden with views to the surrounding area.

TO VIEW ORMKE AA BID Contact Brian A Todd & Co Ltd 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 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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