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## **14 Mandeville Avenue, Lisburn**

### **Starting Bid: £151,950.00**



For Sale By Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please

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.

A Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Ever Popular And Convenient Residential Location Close To Local Shops And Primary School

Lounge With Portuguese Limestone And Granite Fireplace  
Fitted Kitchen And Dining Area / Cooker, Fridge/Freezer And Washing Machine Included (see notes)

Three Bedrooms (Two With Built In Robes)

Bathroom With Coloured Suite And Thermostatic Shower

Enclosed Rear Garden With Private Aspects Over River Lagan / Paved

Patio Area With Westerly Aspect

Tarmac Driveway And Parking Space / Timber Storage Shed

Gas Fired Central Heating System With New Combi Boiler Fitted 3 Years Ago

PVC Double Glazed Windows And Back Door

PVC Fascias And Soffits

**ACCOMMODATION:**

Measurements are approximate

**OPEN ENTRANCE PORCH**

**ENTRANCE HALL:**

Oak laminated timber floor.

**LOUNGE:**

4.70m (15'5") x 3.21m (10'6")

Portuguese limestone fireplace with polished granite inset and hearth. Oak laminated timber floor. Archway to dining area and kitchen.

**FITTED KITCHEN/DINING AREA:**

5.07m (16'8") x 2.44m (8'0")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. PVC double glazed back door. Cooker, Fridge/Freezer and Washing Machine included in sale, please note, the owner will not warranty these items.

**FIRST FLOOR**

**BEDROOM (1):**

3.63m (11'11") x 3.17m (10'5")

**BEDROOM (2):**

3.54m (11'7") x 2.50m (8'2")

Built in robe and gas fired boiler.

**BEDROOM (3):**

2.61m (8'7") x 2.50m (8'2")

Measurement to include built in robe.

**BATHROOM:**

Coloured suite. Panelled bath. Mixer tap. Thermostatic shower and shower screen. Pedestal wash hand basin. Close couple low flush WC. Tiled walls.

**OUTSIDE:**

End of cul-de-sac setting. Tarmac driveway and parking space to front. Enclosed rear garden with private aspects over River Lagan. Paved patio area with westerly aspect. Timber storage shed.

**TENURE:**

We have been advised the tenure for this property is leasehold and the annual ground rent is £14, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2025 to March 2026 £841.57

**DIRECTIONS:**

From the junction of Hillhall Road and Gregg Street turn into Mandeville Avenue, at T junction turn right, number 14 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

To access the legal pack, please copy and paste the link below:

<http://www.iamsoldni.com/properties/b0e6b0caeffb49ada32d39d31f42fd56/auction-pack>

## 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.

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