**Brian A Todd & Co Ltd**
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# 55 Laharna Avenue, 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

MID TOWN HOUSE
GAS FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING
LOUNGE - LAMINATE WOOD FLOORING
MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
TWO BEDROOMS
SHOWER ROOM - MODERN WHITE SUITE
WALLED FRONT GARDEN
ENCLOSED REAR GARDEN IN LAWN
EXCELLENT INVESTMENT OPPORTUNITY
POPULAR RESIDENTIAL LOCATION
WITHIN EASY REACH OF ALL LOCAL AMENITIES
CHAIN FREE

An excellent opportunity to acquire this mid town house, situated in a popular residential location within easy reach of all local amenities.

The property benefits from gas fired central heating and UPVC double glazing throughout, ensuring comfort and efficiency all year round. The lounge features attractive laminate wood flooring, creating a warm and welcoming living space, while the modern fitted kitchen comes complete with integrated appliances.

Upstairs, the property offers two bedrooms, along with a shower room fitted with a modern white suite.

Externally, the home boasts a walled front garden and an enclosed rear garden laid mainly to lawn, offering a private outdoor space.

Offered chain free, this property represents an excellent investment opportunity and viewing is highly recommended.

Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor
ENTRANCE HALL:
LOUNGE: A bright living area with laminate wood flooring.
KITCHEN: Modern range of fitted upper and lower level units. Integrated electric hob, oven and chrome style extractor fan. Stainless steel sink unit.

First Floor
BEDROOM (1):
BEDROOM (2):
SHOWER ROOM: Modern white suitre incorporating push button W.C., vanity wash hand basin and double sized shower cubicle.

Outside
GARDENS: Walled front garden in paving.
Enclosed rear garden in lawn with shed.

virtual tour: https://tour.giraffe360.com/e36b73fe03044584a003326df998ece9

EPC Rating: F36 / E53

To view or makea bid contact Brian A Todd & Co Ltd or iamsold, 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.