

Marc Fegan: Bespoke Estate Agent
Marc Fegan Property Sales
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57 Lake Street, Lurgan

Starting Bid: £75,000.00



For sale by Marc Fegan: Bespoke Estate Agent 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.

We are delighted to welcome to the market number 57 Lake Street. Ideally located close to Lurgan town centre, this extended three bedroom end terrace property has all local amenities within walking distance.

****cash offers only****

This home is also situated within the catchment area of the local primary and secondary schools.

The property is in good condition throughout and benefits from a recently installed gas heating system and recently completed damp proof course.

The property would make an ideal purchase for investors looking to add to their portfolio in an area of strong rental demand, offering an approx. 11% rental yield.

Excellent investment opportunity with strong rental yield.

Features

Three Bedroom End Terrace Property
Rear Extension
Well Presented & Maintained Throughout
Recently Installed Gas Heating System
Damp Proof Course Recently Done
Convenient Location
Area of Strong Rental Demand
Double Glazed Windows
Close To Schools & Amenities
c. 11% rental yield.
Rates: £579.96

TO VIEW OR MAKE A BID Contact Marc Fegan: Bespoke Estate Agent or iamsold NI,
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.