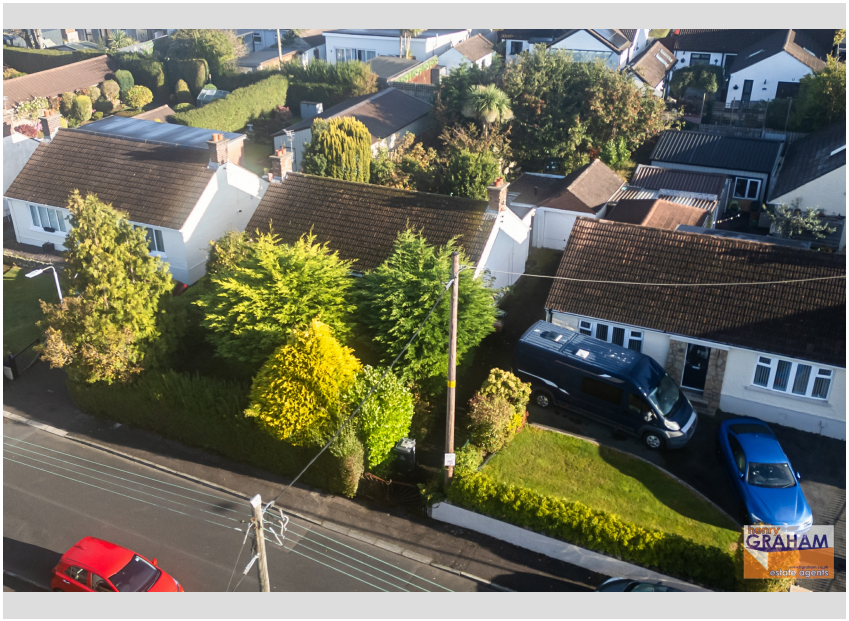
Henry Graham Estate Agents
Henry Graham Estate Agents
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19 Woodland Gardens, Lisburn

Starting Bid: £149,950.00







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.

A Detached Bungalow Occupying A Spacious Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities

Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door

Lounge With Stone Fireplace

Extended Kitchen/Dining Area

Three Bedrooms (One With Brick And Tiled Fireplace / One With Built In Robes / One With Solid Wood Floor)

Bathroom With Electric Shower

Front Garden With Mature Trees And Shrubbery Plus Driveway With Gated Entrance

Rear Garden With Mature Trees And Shrubbery

Detached Garage With Up And Over Door

Adjoining Utility Store And Boiler Room

Oil Fired Central Heating System

Mahogany Effect PVC Double Glazed Windows

ENTRANCE HALL:
Mahogany effect PVC double glazed entrance door.

LOUNGE: - 4.25m (13'11") x 3.32m (10'11")
Stone fireplace with open fire.

EXTENDED KITCHEN/DINING AREA: - 4.7m (15'5") x 2.71m (8'11")
Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated double oven and hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Part tiled walls. Dining bar. Hotpress. PVC double glazed back door.

BEDROOM (1): - 4.25m (13'11") x 3.32m (10'11")
Measurements taken to widest points. Brick and tiled fireplace with open fire.

BEDROOM (2): - 3.01m (9'11") x 2.86m (9'5")
Measurements to include built in robes.

BEDROOM (3): - 2.86m (9'5") x 2.34m (7'8")
Measurements taken to widest points. Solid wood floor.

BATHROOM:
Panelled shower bath with mixer tap and shower attachment. Mira Vie electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls.

OUTSIDE
Front garden with mature trees and shrubbery. Driveway with gated entrance. Rear garden with mature trees and shrubbery. PVC oil storage tank.

DETACHED GARAGE: - 4.76m (15'7") x 2.61m (8'7")
Up and over door. Light and power.

ADJOINING UTILITY STORE: - 3.11m (10'2") x 2.17m (7'1")
Low level units. Double drainer stainless steel sink unit with mixer tap. Light and power. Adjoining boiler room with oil fired boiler.

TENURE:

We assume the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:
For period April 2026 to March 2027 £1,095.00

Directions
From Moss Road turn onto Woodland Park. Turn left onto Woodland Gardens. Number 19 is on the right.

To view or make a bid contact Henry Graham Estate Agents 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.