

McMillan McClure Estate Agents
McMillan Estate Agents Ltd
11 Portland Avenue
NEWTOWNABBEY
BT36 5EY
t: 028 9080 0000
email: info@jimcmillan.co.uk

11 Holmdene Gardens, Belfast

Starting Bid: £69,950.00



For sale by McMillan McClure 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 iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

CASH OFFERS ONLY!

We have the pleasure of marketing for sale this 2 bedroom terraced property, located in a highly popular and convenient area of North Belfast.

The property is in need of modernisation and has been priced accordingly. Early viewing is highly recommended as properties at this price point don't stay on the market for long.

Additional Information

Mid terraced property in highly popular area

2 Bedrooms

Lounge

Kitchen

Shower room

Enclosed yard to rear
Single glazing in wooden frames
Oil fired central heating
In need of modernisation and has been priced accordingly
Energy Rating E40/C72
CASH OFFERS ONLY

GROUND FLOOR

ENTRANCE HALL Laminate wood flooring

LOUNGE 13' 6" (into bay) x 9' 2" (smallest point) (4.11m x 2.79m) Laminate wood flooring

KITCHEN 13' 4" x 7' 0" (4.06m x 2.13m) Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, panelled walls, laminate wood flooring, fluorescent light, cooker point, space for fridge

FIRST FLOOR

LANDING Access to roofspace, laminate wood flooring

BEDROOM (1) 13' 3" x 9' 1" (4.04m x 2.77m)

BEDROOM (2) 10' 10" x 7' 1" (3.3m x 2.16m) Laminate wood flooring

SHOWER ROOM Shower unit with electric shower, shower screen, panelled walls, low flush WC, pedestal wash hand basin, wall tiling, hot press with copper cylinder

OUTSIDE Front: In paving, plants and shrubs

Rear: Enclosed yard to rear, uPVC oil storage tank, boiler house with oil fired boiler, outside light

TO VIEW OR MAKE A BID Contact McMillan McClure Estate Agents or [iamsold](http://iamsold.com),
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](http://iamsold.com).

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](http://iamsold.com) 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. iam sold 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.

GROUND FLOOR

ENTRANCE HALL

Laminate wood flooring

LOUNGE

13' 6" (into bay) x 9' 2" (smallest point) (4.11m x 2.79m)

Laminate wood flooring

KITCHEN

13' 4" x 7' 0" (4.06m x 2.13m)

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, panelled walls, laminate wood flooring, fluorescent light, cooker point, space for fridge

FIRST FLOOR

LANDING

Access to roofspace, laminate wood flooring

BEDROOM (1)

13' 3" x 9' 1" (4.04m x 2.77m)

BEDROOM (2)

10' 10" x 7' 1" (3.3m x 2.16m)

Laminate wood flooring

SHOWER ROOM

Shower unit with electric shower, shower screen, panelled walls, low flush WC, pedestal wash hand basin, wall tiling, hot press with copper cylinder

OUTSIDE

Front:

In paving, plants and shrubs

Rear:

Enclosed yard to rear, uPVC oil storage tank, boiler house with oil fired boiler, outside light