

**Brian A Todd & Co Ltd**  
**Upper Main Street**  
**Larne**  
**BT40 1SX**  
**t: 028 2827 9477**  
**email: [info@briantodd.co.uk](mailto:info@briantodd.co.uk)**

## **1 Parkmount Avenue, Larne**

### **Starting Bid: £114,950.00**



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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Situated in a much sought after residential area of Larne, and within easy reach of all local amenities including parks, shops and schools, this is an excellent opportunity for the purchaser to acquire this modern end town house.

Providing good living accommodation, the property comprises of a spacious lounge/dining room, modern fitted kitchen with integrated appliances, bathroom with white suite, three bedrooms and a useful second floor attic storage room with velux window.

Externally, the property benefits from a garage with W.C. and plumbed for an automatic washing machine, walled front garden and rear garden in lawn.

Viewing is strictly by appointment only through Agents.

Features

End Town House  
Oil Fired Central Heating  
Upvc Double Glazing  
Lounge/Dining Room - Decorative Archway Divide  
Modern Fitted Kitchen - Integrated Appliances  
White Bathroom Suite  
Three Ebdrooms  
Useful Attic Storage Room With Velux Window  
Walled Front Garden  
Garage With W.C. And Plumbed For Automatic Washing Machine  
Car Port Leading Onto Rear Garden In Lawn  
Much Sought After Residential Location  
Chain Free

Ground Floor  
ENTRANCE HALL:

LOUNGE/DINING ROOM:  
A well presented room, with laminate wood flooring. Wood burning stove. Decorative archway divide. Wired for wall lights.

KITCHEN:  
Modernm range of fitted upper and lower level units. Integrated hob, double oven and extractor fan. One and half bowled stainless steel sink unit. Casual dining area. Laminate wood flooring.

First Floor  
BEDROOM (1):  
Laminate wood flooring.

BEDROOM (2):  
Laminate wood flooring.

BEDROOM (3):  
Laminate wood flooring.

BATHROOM:  
White suite incorporating W.C., wash hand basin and panelled bath. Feature P.V.C. panelled walls.

Second Floor  
ATTIC STORAGE:  
Velux window.

Outside  
GARAGE:  
With W.C. and plumbed for automatic washing machine.

GARDENS:

Walled front garden. car port leading onto rear garden in lawn. Side access.

Total floor area - 83 square metres  
EPC E43 / C78

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd or iamsold, [www.iamsoldni.com](http://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 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. 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.

