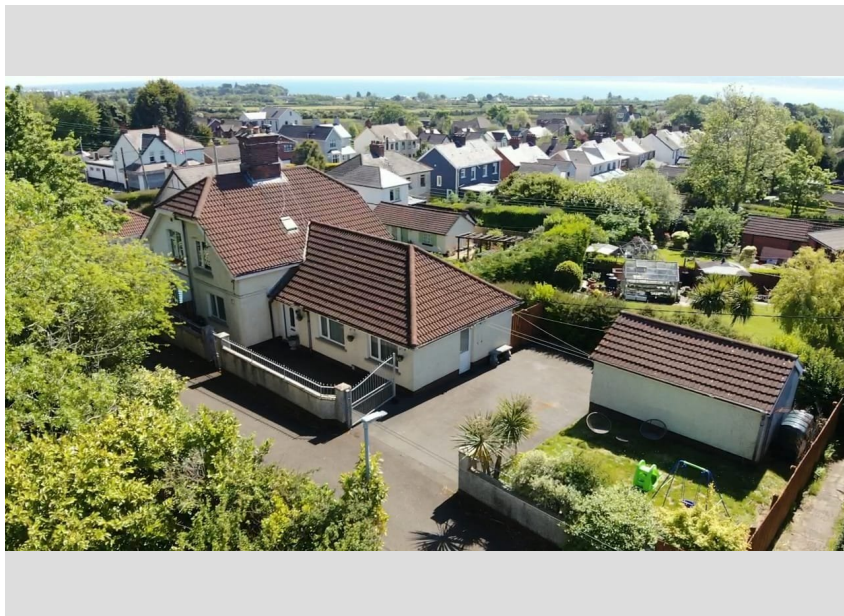


Reeds Rains Estate Agents & Letting Agents
Reeds Rains
10 High Street
CARRICKFERGUS
BT38 7AF
t: 02893 351727
email: carrickfergus@reedsrains.co.uk

176 Station Road, Greenisland

Starting Bid: £199,950.00



For sale by Reeds Rains Estate Agents, Carrickfergus 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.

Summary:

- Semi Detached Chalet Bungalow
- A Most Convenient Location
- Excellent Views From The Main Bedroom
- Lounge With Multi Burning Stove
- Modern Fitted Kitchen/Diner
- Three Bedrooms
- Ground Floor Bathroom
- Oil Fired Central Heating System
- Detached Garage / Enclosed Garden

Quaint semi detached chalet bungalow in a most convenient location close to a host of amenities including local primary school, train station and Greenisland Golf Course.

Externally there is a detached garage, driveway parking and side garden. Situated in a desirable and sought after location, we would strongly urge an early appointment to view.

Well presented internally, the accommodation comprises of:

Entrance Hall
PVC front door.

Lounge
3.94m x 3.35m (12'11" x 11'0")
Feature multi burning stove linked to oil fired central heating system. Oak wood strip flooring.

Kitchen/Dining Area
6.17m x 5.77m L shaped (20'3" x 18'11")
Modern range of fitted high and low level units. Dual sink unit with mixer tap. Built in induction hob with integrated extraction fan and eye level oven. Integrated fridge/freezer, dishwasher and microwave. Part tiled walls. PVC back door.

Utility Room
Plumbed for washing machine. Tiled floor

Bathroom
Four piece white suite comprising panelled bath, separate shower cubicle with wall mounted Mira electric shower, pedestal wash hand basin and low flush wc. Heated towel rail Built in hotpress. PVC strip ceiling.

Bedroom 1
3.32m x 2.51m (10'11" x 8'3")
Laminate wooden floor.

Bedroom 2
3.67m x 3.4m (12'0" x 11'2")
Picture window with views towards Belfast Lough.

Bedroom 3
3.68m x 2.51m (12'1" x 8'3")

Entranced Side Garden
Laid in lawn.

Detached Garage
5.27m x 3.56m (17'3" x 11'8")
Metal up and over door.

Excellent Parking Facilities
Tarmac parking area with enclosed parking area.

EPC: 61D

Floor Area: 111 sq. meters

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Carrickfergus or 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.

Entrance Hall

PVC front door.

Lounge

3.94m x 3.35m (12'11" x 11'0")

Feature multi burning stove linked to oil fired central heating system. Oak wood strip flooring.

Kitchen/Dining Area

6.17m x 5.77m L shaped (20'3" x 18'11")

Modern range of fitted high and low level units. Dual sink unit with mixer tap. Built in induction hob with integrated extraction fan and eye level oven. Integrated fridge/freezer, dishwasher and microwave. Part tiled walls. PVC back door.

Utility Room

Plumbed for washing machine. Tiled floor.

Bathroom

Bedroom 1

3.32m x 2.51m (10'11" x 8'3")

Laminate wooden floor.

First Floor Landing

Bedroom 2

3.67m x 3.4m (12'0" x 11'2")

Picture widow with views towards Belfast Lough.

Bedroom 3

3.68m x 2.51m (12'1" x 8'3")

Entranced Side Garden