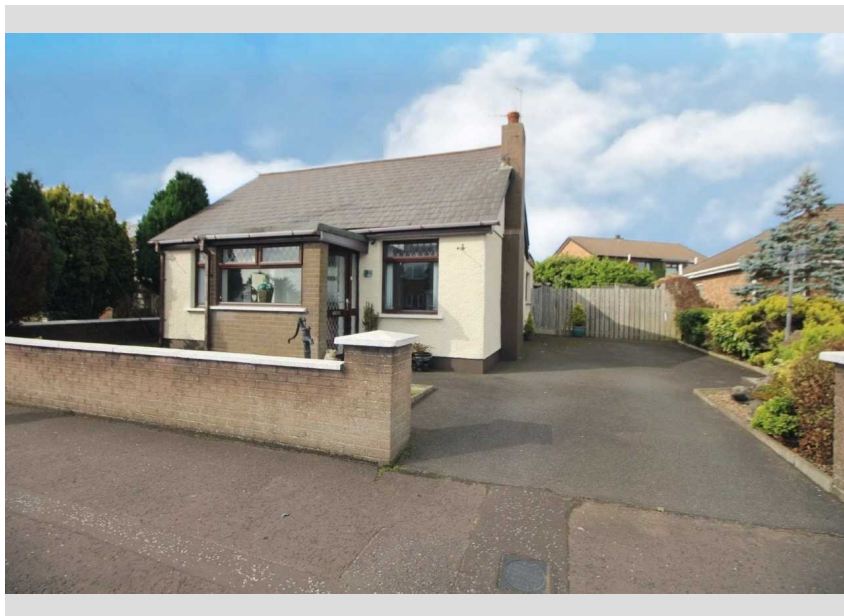


Reeds Rains Estate Agents & Letting Agents
Reeds Rains
10 High Street
CARRICKFERGUS
BT38 7AF
t: 02893 351727
email: carrickfergus@reedsrains.co.uk

144 Larne Road, Carrickfergus

Starting Bid: £134,950.00



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.

****CASH ONLY****

Detached bungalow situated in a most convenient location close to local bus route, shopping facilities and primary school. The internal layout offers spacious lounge, kitchen with range of fitted units, three bedrooms and bathroom. The property boasts an oil fired central heating system. Externally there is a well enclosed low maintenance rear garden.

Key Features

- Detached Bungalow
- Close To Local Bus Route & Shops
- Spacious Lounge
- Three Bedrooms
- Bathroom With Electric Shower
- Oil Fired Central Heating System

Fitted Kitchen
Low Maintenance Rear Garden
EPC Rating E48/D60
Stamp Duty £6,748
Cash Buyers Only

Rooms
Entrance Porch
Lounge
14'12" X 11'9" (4.57m X 3.58m)
Laminate wooden floor. Access to bedroom 1.

Kitchen/Breakfast Area
10'8" X 8'6" (3.25m X 2.6m)
Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls and tiled floor.

Bedroom 1
11'3" X 11'2" (3.43m X 3.4m)
Range of fitted robes. Laminate wooden floor.

Bedroom 2
11'2" X 8'9" (3.4m X 2.67m)
Fitted robes.

Bedroom 3
11'7" X 10'6" (3.53m X 3.2m)
Laminate wood floor.

Inner Hall
Tiled floor.

Bathroom
Panelled bath with wall mounted Redring electric shower, vanity unit and low flush wc. Part tiled walls and tiled floor.

Walled Front Garden

Enclosed Rear Garden
Low maintenance rear garden laid with imitation grass. Garden shed.

Driveay Parking

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

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