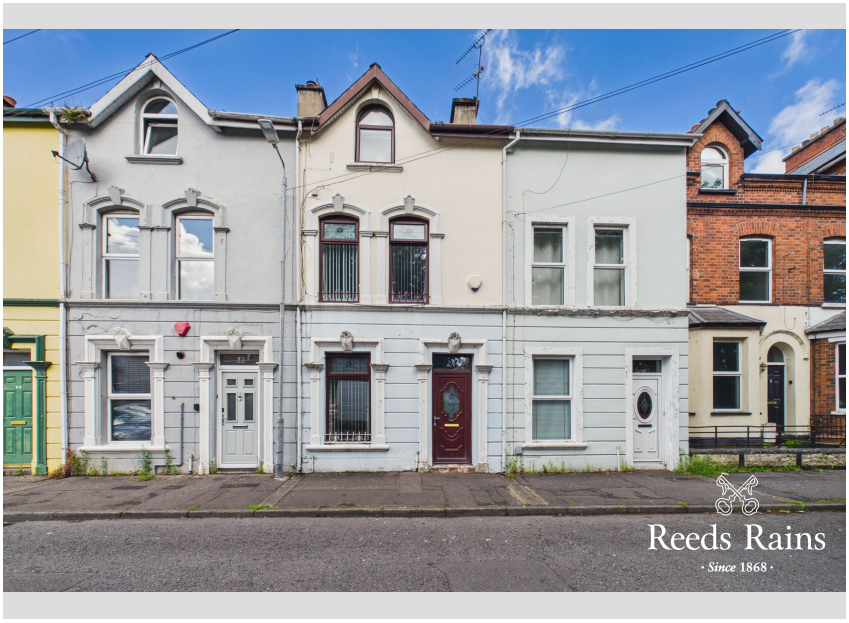
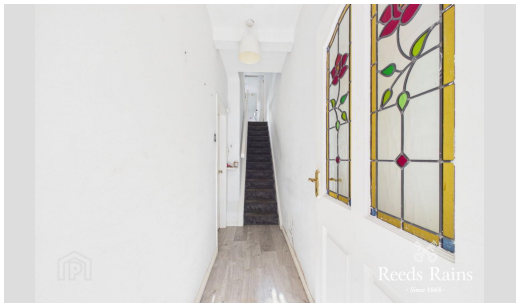
Reeds Rains Estate Agents & Letting Agents
Reeds Rains
8-8A Carnmoney Road
Glengormley
BT36 6HN
t: 028 90 843 427
email: glengormley@reedsrains.co.uk

24 Castleton Gardens, Belfast

Starting Bid: £129,950.00







For sale by Reeds Rains 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.

KEY POINTS:

Mid Terraced Family Home
Four Good Sized Bedrooms
Through Lounge and Fitted Kitchen
uPvc Double Glazed Windows
Gas Fired Central Heating
Close to the City and Convenient Location

Description

An attractive period town house holding a superb location within this ever popular location conveniently positioned to the may amenities offered by the Antrim Road. The spacious

accommodation comprises 4 bedrooms, through lounge, fitted kitchen incorporating built-in oven and hob and white bathroom suite. The dwelling further offers uPvc double glazed windows and oil fired central heating.

Entrance Hall
Upvc entrance hall. Leading to laminate flooring hallway.

Lounge
6.15m x 3.1m (20'2" x 10'2")
An open plan lounge and dining and holding many original features. Feature open fireplace. Complete with laminate flooring.

Galley Style Kitchen
3.63m x 1.65m (11'11" x 5'5")
Single drainer stainless steel sink unit, range of high and low level units, built under oven and hob, extractor fan, plumbed for washing machine, fridge/freezer housing, partly tiled walls, ceramic tiled floor, panelled radiator.

Bedroom One
3.9m x 3.15m (12'10" x 10'4")
Spacious double bedroom complete with laminate flooring.

Bedroom Two
2.8m x 2.57m (9'2" x 8'5")
Laminate flooring.

Bathroom
White suite comprising panelled bath, electric shower pedestal wash hand basin, low flush wc. Chrome heated towel rail. Tiled splashback areas.

Stairs To First Floor Landing
Built in storage cupboard housing Gas boiler.

Stairs To Second Floor Landing;

Bedroom Three
3.9m x 3.18m (12'10" x 10'5")
Complete with laminate flooring.

Bedroom Four
2.87m x 2.26m (9'5" x 7'5")
Complete with laminate flooring.

Externally

Enclosed rear yard, oil tank, oil fired central heating boiler, outside light and tap.

EPC: D68/ B84

To view or make a bid, contact Reeds Rains Estate Agents & Letting 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.