

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

62 Hawthorn Avenue, Carrickfergus

Starting Bid: £99,950.00



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.

Red brick, 3 bed, end terrace property situated in an ideal location close to local shopping facilities, train station, primary and secondary schooling.

An ideal starter home the internal layout offers lounge, fitted kitchen with breakfast area, three bedrooms and a white bathroom suite. Boasting an oil fired central heating system and double glazed windows. We have experienced demand for properties of this type and would recommend an early viewing appointment.

Additional Information
End Terrace Property
Spacious Lounge
Fitted Kitchen/Breakfast Area
Three Bedrooms
White Bathroom Suite With Electric Shower

Oil Fired Central Heating System
Double Glazed Windows
Large Enclosed Rear Garden
Energy Rating D56/C72

Lounge
5.34m x 4.75m (17'6" x 15'7")
Laminate wooden floor.

Kitchen/Breakfast Area
3.47m x 2.67m (11'5" x 8'9")
Range of fitted high and low level units. Built in hob and oven. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan.

Rear Hall
Tiled floor. PVC double glazed back door.

First Floor Landing

Bedroom 1
3.25m x 2.59m (10'8" x 8'6")

Bedroom 2
3.74m x 3.28m (12'3" x 10'9")

Bedroom 3
2.85m x 2.50m (9'4" x 8'2")

Bathroom
White suite comprising panelled bath with wall mounted electric shower, pedestal wash hand basin and low flush wc. Part tiled walls.

Front Garden
Laid in lawn.
Enclosed Rear Garden
Large enclosed rear garden laid in lawn.

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