

Reeds Rains Estate Agents & Letting Agents
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BELFAST
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2 Bloomfield Park West, Belfast

Starting Bid: £175,000.00



For sale by Reeds Rains Estate Agents, Ballyhackamore 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.

Attractive red brick semi detached villa, positioned within a quiet cul de sac location.

We are delighted to present to the open market this semi detached villa, positioned within a quiet cul de sac location.

Internally the property offers bright accommodation comprising three bedrooms, two reception rooms, kitchen with breakfast area and bathroom with coloured suite. Further benefits include, gas central heating and double glazed windows. Externally there is a driveway to car parking and attached garage with enclosed garden to rear.

Ideally positioned in this highly regarded residential location. Ballyhackamore and Belmont villages and their wide range of day to day amenities to include popular restaurants and coffee shops are close at hand. Public transport links for city commuting and many leading schools are also easily accessible.

Properties within this location have a proven track record for creating strong demand. In order to avoid disappointment, early viewing is strongly recommended.

Features

Semi Detached Villa
Three Bedrooms
Two Reception Rooms
Kitchen With Breakfast Area
Bathroom With Coloured Suite
Gas Central Heating
Double Glazed Windows
Driveway To Car Parking And Attached Garage
Enclosed Garden To Rear
Popular And Highly Regarded Residential Location
Early Viewing Strongly Recommended
Cul De Sac Location
EPC D64

Accommodation

uPVC double glazed front door to entrance hall, cloaks under stairs.

Lounge

3.8m x 2.92m (12'6" x 9'7")
Brick floor to ceiling fireplace. Archway to dining room

Dining Room

3.2m x 2.36m (10'6" x 7'9")

Kitchen

6.22m at widest x 2.18m
Single drainer bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with laminate work surfaces, tiled splash back, ceramic tiled floor, breakfast bar, plumbed for washing machine, cooker space, part wood panelled walls, double glazed door to garden, door to garage.

First Floor

Bedroom One

3.68m x 3.2m (12'1" x 10'6")
Range of built in robes

Bedroom Two

3.68m x 2.87m (12'1" x 9'5")

Bedroom Three

2.34m x 1.83m (7'8" x 6'0")

Bathroom

Coloured suite, panelled bath with mixer taps and telephone hand shower, pedestal wash

hand basin with mixer taps, close coupled WC, half tiled walls.

Outside

Enclosed rear garden in lawns, shrubs, paved patio area, boundary fencing, outside light and tap. Driveway to car parking, attached garage up and over door, light, power, gas boiler, car pit.

To access the legal pack, please copy and paste the link below:

<http://www.iamsoldni.com/properties/75482d4e22584408afa50720fb28b92a/auction-pack>

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Ballyhackamore 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. iam sold 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.

Ground Floor

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