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## **56 Salia Avenue, Carrickfergus**

### **Starting Bid: £94,950.00**



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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

3 bed mid terrace property priced to allow for modernisation. Situated close to local primary and secondary school this is an ideal home for both the first time buyer and investor alike.

The internal accommodation offers lounge, kitchen with range of fitted units, three bedrooms and a bathroom. Boasting a gas fired central heating system and double glazed windows. Externally there are gardens front and rear.

#### Additional Information

Mid Terrace Property  
Ideal Starter Or Investment Home  
Gas Fired Central Heating System  
Kitchen With Range Of Fitted Units  
Three Bedrooms  
White Bathroom Suite

Gardens Front & Rear  
Close To Primary & Secondary Schools  
Energy Rating D66/D67

Entrance Hall  
Laminate wooden flooring.

Lounge  
4.8m x 3.56m (15'9" x 11'8")  
Feature fireplace. Laminate wood flooring.

Kitchen  
3.25m x 2.46m (10'8" x 8'1")  
Range of fitted high and low level units.

First Floor Landing

Bedroom 1  
3.56m x 3.25m (11'8" x 10'8")

Bedroom 2  
3.25m x 3.07m (10'8" x 10'1")

Bedroom 3  
2.95m x 2.5m (9'8" x 8'2")

Bathroom  
1.88m x 1.57m (6'2" x 5'2")

Front Garden  
Enclosed and paved.

Rear Garden  
Enclosed and paved.

TO VIEW OR MAKE A BID Contact Rains Estate Agents, Carrickfergus via or [iamsold](http://iamsold.com),  
[www.iamsoldni.com](http://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.