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## **28 Connsbrook Park, Belfast**

### **Starting Bid: £149,950.00**



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

Well proportioned 3 bed semi-detached home.

This fantastic Semi-Detached home offers deceptively generous accommodation throughout within a quiet cul-de-sac location.

Internally will require general updating / modernisation however offers excellent potential throughout.

Situated just off Connsbrook Avenue this particular property falls within walking distance to local shops, parks and regular public transport links via bus & rail.

Both Belmont & Ballyhackamore Villages are close by whilst Tesco Superstore at Knocknagoney & Holywood Exchange & Retail Park are both a short drive away.

An ideal purchase for a variety of prospective buyers - early internal inspection is encouraged.

#### Features

Semi-Detached Home Within Quiet Cul-De-Sac Location  
Deceptively Generous Accommodation Throughout  
Three Bedrooms  
Lounge  
Fitted Kitchen Open Plan To Dining Area  
White Bathroom Suite  
Oil Fired Central Heating  
Large Patio Garden To Rear  
Modernisation / Upgrading Is Required  
Within Close Proximity To A Wealth Of Day To Day Amenities  
Belfast City Centre And Surrounding Towns Are Easily Accessible  
No Onward Chain  
Early Viewing is Advised  
Energy Rating E39/D55

Solid Wooden Front Door To...  
Entrance Hall

Lounge  
4.06m x 3.45m (13'4" x 11'4")  
Laminated wooden flooring.

Fitted Kitchen Open Plan To Dining Area  
6.7m x 3.35m (22'0" x 11'0")  
At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces. Integrated four ring electric hob and built in oven with integrated extractor hood. Plumbed for washing machine. Plumbed for dishwasher. Space for tumble dryer. Space for fridge / freezer. Casual dining area. Under stairs storage. Partly tiled walls. Ceramic tiled flooring. Wooden door to side and uPVC sliding door to rear garden.

First Floor  
Bedroom One  
4.11m x 3.89m (13'6" x 12'9")  
Built in mirrored sliding wardrobe. Laminated wooden flooring.

Bedroom Two  
4.11m x 3.1m (13'6" x 10'2")  
Hot press with lagged copper cylinder and storage above. Laminated wooden flooring.

Bedroom Three  
2.97m x 2.5m (9'9" x 8'2")  
Built in wardrobe.

White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Triton electric shower unit. Shower screen. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Part PVC panelled walls.

Landing

Access to roof space.

Outside

Forecourt to front. Side access. Enclosed private patio garden to rear in loose stone & shrubbery. uPVC oil tank. Outside storage with oil fired boiler. Outside tap / light.

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents, Ballyhackamore 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](http://iamsold.com) 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.

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