Reeds Rains Estate Agents & Letting Agents
Reeds Rains Estate Agents
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2 Graham Street, Lisburn

Starting Bid: £99,950.00







For sale by Reeds Rains Estate Agents, Lisburn 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.

Charming 2-bedroom end terraced property conveniently situated just off Sloan Street with excellent access to the City Centre. This delightful property boasts a spacious living room, modern kitchen, two bedrooms and a private garden perfect for entertaining. Situated within walking distance to local amenities and excellent transport links.

Entrance hall, lounge with fireplace, fitted kitchen with built-in hob and oven, downstairs bathroom with white suite, two bedrooms, oil fired heating and mostly double glazed throughout, extensive rear gardens in part lawns, enclosed rear yard.

An excellent investment/ first time buyer purchase, early viewing is encouraged.

Entrance Hall
Tiled flooring

Lounge
3.58m x 3.3m (11'9" x 10'10")

Kitchen
2.95m x 2.24m (9'8" x 7'4")
Extensive range of high and low level units, single drainer stainless steel sink unit, built-in hob and oven, over head extractor fan, built-in hot press, tiled flooring. Single glazed.

Rear Hall

Bathroom
White suite comprising panelled bath, wash hand basin, low level WC part tiled walls, controlled shower.

First Floor Landing
Bedroom 1
3.28m x 2.77m (10'9" x 9'1")

Bedroom 2
3.6m x 2.26m (11'10" x 7'5")
Built-in robes

Outside
Enclosed rear yard with oil fired boiler, oil storage tank, further rear gardens in neat lawns.

EPC: 42E/ 62D
84 sq meters

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

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