

Reeds Rains Estate Agents & Letting Agents
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16 Rosemount Gardens, Belfast

Starting Bid: £165,000.00



For sale by Reeds Rains Estate Agents, Glengormley 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.

Substantial Period Terrace in Ever Popular Location.

CASH BUYERS ONLY - CHAIN FREE PURCHASE

Holding a prime position within this tree lined Avenue this attractive period red brick town terrace will have immediate appeal.

The spacious interior comprises 5 bedrooms, 2 reception rooms, fitted kitchen and classic bathroom suite with separate wc.

The dwelling further offers gas central heating, utility room and retains much period detail. Ideally suited to the growing family with unlimited potential.

Features

Two Reception Rooms and Five Bedrooms
Kitchen With Utility Area
Downstairs and Upstairs Bathrooms
Gas Central Heating System
Enclosed Rear Yard
Energy Rating D58/C76
Rates £1,055.23 pa

Entrance Hall

Mahogany vestibule door, wood laminate floor, panelled radiator, cornice arch

Living Room

16'3" x 12'2" (4.95m x 3.7m)

Into bay, feature fireplace, cast iron inset, granite hearth, picture rail, cornice ceiling, wood laminate floor.

Family / Dining Area

11'9" x 11'6" (3.58m x 3.5m)

Hole in wall fireplace, panelled radiator, wood laminate floor, panelled radiator.

Kitchen

12' x 9' (3.66m x 2.74m)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven and ceramic hob, plumbed for kitchen appliances, partly tiled walls, ceramic tiled floor.

Utility Room

Plumbed for washing machine, wall mounted gas boiler.

Shower Room

White suite comprising shower cubicle, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Stairs to;

Bedroom One

16'2" x 10'2" (4.93m x 3.1m)

Into bay, built-in robes, cupboards above, 2 panelled radiators.

Bedroom Two

11' x 10'7" (3.35m x 3.23m)

Built-in robe, cornice ceiling.

Bedroom Three

Bathroom

White suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, panelled radiator. Separate wc, fully tiled walls, ceramic tiled floor.

Stairs to second floor

Bedroom Four
11' x 10'2" (3.35m x 3.1m)

Bedroom Five
17' x 14' (5.18m x 4.27m)

External
Forecourt in brick paving and shrubbery, enclosed rear yard, car parking to rear.

TO VIEW OR MAKE A BID Contact by Reeds Rains Estate Agents, Glengormley or 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://iamsoldni.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://iamsoldni.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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