



29 SANDYMOUNT, LISBURN, BT27 5TJ

- **For Sale by Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneers Comments**
- **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.**
- **An Extended End Terrace Property In Need Of Full Refurbishment Situated Within This Popular Residential Location Convenient To Both Lisburn And Belfast**
- **Cash Buyers Only Due To Condition Of The Property**
- **Entrance Porch With Double Glazed Entrance Door**
- **Lounge With Tiled Fireplace**

OFFERED AT BIDS OVER £44,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F2I

REF: DL220424SR

- Kitchen/Dining Area
- Bathroom
- Four Bedrooms
- Front Garden With Shrubbery And Path To Entrance Door
- Spacious Rear Garden
- Part PVC Double Glazed Windows
- Please Note, This Property Has No Working Heating System

ACCOMMODATION

Measurements are approximate.

ENTRANCE PORCH:

Double glazed entrance door.

LOUNGE:

18' 3" x 14' 2" (5.57m x 4.33m)

Measurements taken to widest points. Tiled fireplace.

KITCHEN/DINING AREA:

11' 10" x 9' 0" (3.61m x 2.75m)

High and low level units. Work surfaces. Single drainer stainless steel sink unit. Part tiled walls. Door to rear.

BATHROOM:

Low flush wc. Pedestal wash hand basin. Bath with mixer tap and shower attachment. Part tiled walls.



FIRST FLOOR

Storage cupboard on landing.

BEDROOM (1):

14' 6" x 8' 8" (4.43m x 2.63m)

Measurements to include hotpress.



BEDROOM (2):

12' 0" x 7' 1" (3.65m x 2.16m)

Measurements taken to widest points.



BEDROOM (3):

12' 0" x 7' 0" (3.65m x 2.14m)

Measurements taken to widest points.



BEDROOM (4):

9' 3" x 8' 5" (2.81m x 2.57m)

Measurements taken to widest points.

OUTSIDE

Front garden with shrubbery and path to entrance door. Spacious rear garden. PVC oil storage tank. Outbuilding.

Please note there is right of way access across the rear of the property.

Auctioneers 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, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale 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.



TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

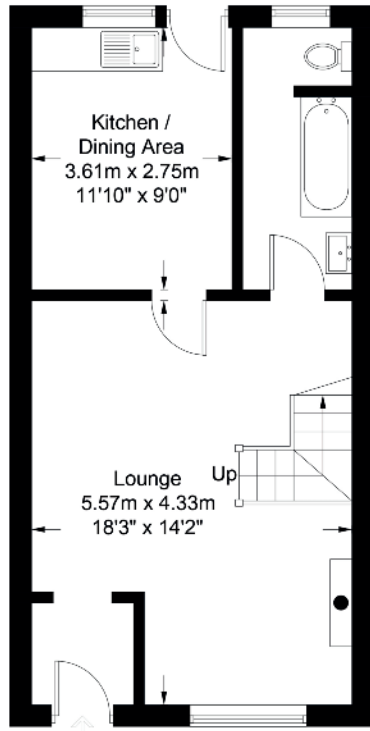
For period April 2024 to March 2025 £1,000.50

DIRECTIONS

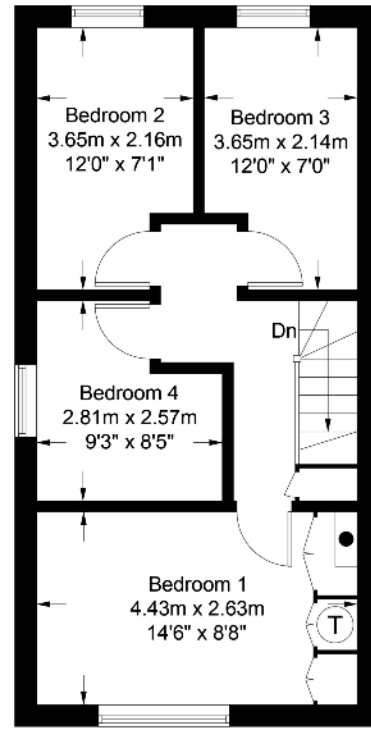
From Ballyskeagh Road turn into Sandymount. At the end of the road turn left. Number 29 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

29 Sandymount



Ground Floor



First Floor

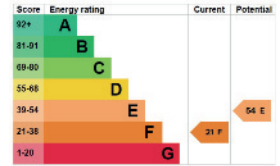


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1072099)

VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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