

Brian A Todd & Co Ltd
Upper Main Street
Larne
BT40 1SX
t: 028 2827 9477
email: info@briantodd.co.uk

19 Bank Road, Larne

Starting Bid: £64,950.00



For sale by Brian A Todd & Co Ltd 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.

CENTRALLY LOCATED TOWN HOUSE
OIL FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING
LOUNGE WITH HIGH MANTLE FIREPLACE
FITTED KITCHEN - BREAKFAST BAR
WHITE BATHROOM SUITE
THREE BEDROOMS
REAR GARDEN AREA
ELEVATED POSITION
CHAIN FREE

Only a short distance from the Town Centre and close to all local amenities including bus and train stations, this is an opportunity for the purchaser to acquire this mid town house.

Occupying an elevated position and benefiting from a rear garden area, the property

comprises of a lounge, fitted kitchen, bathroom with white suite and three bedrooms. Keenly priced and chain free, this excellent property is a must for viewing. Viewing is strictly by appointment only through Agents.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

LOUNGE: High mantle fireplace. Laminate wood flooring.

KITCHEN: Range of fitted upper and lower level units, incorporating fitted extractor fan and breakfast bar.. One and half bowled sink unit. Part wall tiling. Floor tiling.

BATHROOM: White suite incorporating push button W.C., wash hand basin and panelled bath with electric shower attachment. Wall and floor tiling.

First Floor

BEDROOM (1): Laminate wood flooring.

BEDROOM (2): Laminate wood flooring. Built in storage.

BEDROOM (3):

Outside

GARDENS: Rear garden area.

Virtual Tour:

<https://tour.giraffe360.com/31ba316dfc1f4abe9c6a3f59a89ba723>

To VIEW or make a BID contact Brian A Todd & Co Ltd 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.