

Brian A Todd & Co Ltd
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43 Belfast Road, Whitehead

Starting Bid: £280,000.00



For sale by Brian A Todd & Co Ltd. via the [iamsold](https://www.iamsold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Originally built c.1900 and cleverly extended c. 2008, this detached villa situated along this prominent stretch of road, on the outskirts of Whitehead, provides deceptively spacious living accommodation throughout.

Affording panoramic views to the Coast, Whitehead lighthouse and beyond, the property comprises accommodation over two levels, to include a stunning open plan kitchen/living area complete with vaulted ceiling, three bedrooms, two with ensuite shower rooms and the other with an ensuite bathroom, then, to the lower ground floor, a further lounge, kitchen and bedroom with ensuite shower room.

The lower ground floor would lend itself to further enhancement, such as a granny annexe, subject to all statutory and relevant planning permissions.

Externally, the property is accessed by a spacious driveway with electric gates and

enjoys a raised terrace feature affording stunning coastal views.

This most interesting property will no doubt attract much attention, viewing is therefore highly recommended at an early stage to avoid disappointment, and is strictly by appointment only through Agents.

Features

Extended Detached Villa
Oil Fired Central Heating
Upvc Double Glazing
Panoramic Views To The Coast, Whitehead Lighthouse And Surrounding Areas
Superb Kitchen/Living Area With Vaulted Ceiling
Four Bedrooms - All With Ensuite Shower/Bathrooms
Second Kitchen To Lower Ground Floor Area
Lower Ground Floor Provides Excellent Scope
For Further Enhancement - Subject To Planning Approval/Legislation
Spacious Driveway With Electric Entrance Gates
Raised Terrace Which Enjoys Stunning Coastal Views
Elevated Position
Chain Free
Much Sought After Residential Location

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL:

Floor tiling.

KITCHEN/LIVING AREA:

Range of fitted upper and lower level units including island console. Integrated gas hob, electric oven and chrome extractor fan. Superb vaulted ceiling feature with double opening patio doors, which afford stunning panoramic views to the coast and surrounding area. Floor tiling. Feature fireplace to living area. Velux windows.

PANTRY/UTILITY:

Plumbed for automatic washing machine.

BEDROOM (1):

Double opening patio doors.

ENSUITE SHOWER ROOM:

Modern white suite incorporating W.C., pedestal wash hand basin and separate shower cubicle.

BEDROOM (2):

Again, this room affords stunning coastal views. Built in storage.

ENSUITE SHOWER ROOM:

Modern white suite incorporating W.C., pedestal wash hand basin and separate shower cubicle.

BEDROOM (3):

Stunning coastal views.

ENSUITE BATHROOM:

Modern white suite incorporating raised free standing bath, W.C., wash hand basin and separate shower cubicle.

Lower Level**LOUNGE:**

High mantle fireplace.

KITCHEN:

Range of fitted upper and lower level units. Stainless steel sink unit.

BEDROOM (4):

Fireplace.

ENSUITE SHOWER ROOM:

Incorporating W.C., wash hand basin and separate shower cubicle.

ENTRANCE PORCH:**Outside****GARDENS:**

Private driveway with electric gates. Raised terrace feature which enjoys stunning views to the coast, Whitehead and light house.

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd. or [iamsold](http://iamsold.com), 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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Outside

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