

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

6 Heatherlea Drive, Larne

Starting Bid: £130,000.00



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.

Key Features & Description:

DETACHED BUNGALOW
GAS FIRED CENTRAL HEATING
UPVC DOUBLE GLAZING
LOUNGE
MODERN FITTED KITCHEN - INTEGRATED APPLIANCES
THREE BEDROOMS - TWO WITH FITTED ROBES
MODERN BATHROOM WITH WHITE SUITE AND SEPARATE SHOWER CUBICLE
GARAGE WITH UP AND OVER DOOR
PRIVATE RERA GARDEN IN LAWN WITH FLAGGED PATIO FEATURE
FRONT GARDEN IN LAWN WITH BOUNDARY HEDGING
HIGHLY DESIRABLE LOCATION
CHAIN FREE

This attractive detached bungalow is ideally located within one of Larne's most sought after residential areas and offers comfortable accommodation throughout.

The property features a spacious lounge, a modern fitted kitchen complete with a range of integrated appliances, three bedrooms, two of which benefit from built in wardrobes, and a modern shower room finished with a white suite.

Externally, the home enjoys excellent outdoor space, including a garage, a long tarmac driveway providing ample off street parking for several vehicles, a front garden in lawn, and an enclosed rear garden with a patio area, perfect for outdoor relaxation and entertaining. Offered to the market chain free, this home is likely to attract a wide range of buyers. Early viewing is highly recommended and is available strictly by appointment through the selling agents.

BER: C70/ B86

Total Floor area: 87 sq.m.

* The property is being sold as seen*

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.

ENTRANCE HALL:

PVC front door. Decorative dado rail. Hotpress and store off.

LOUNGE:

A bright family room, with feature fireplace. Decorativer cornicing and laminate wood flooring.

KITCHEN:

Modern range of upper and lower level fitted units. Integrated gas hob, double oven, extractor fan and dishwasher. Laminate wood flooring. Spot lighting.

BEDROOM (1):

Fitted robes. Laminate wood flooring.

BEDROOM (2):

Fitted robes. Laminate wood flooring.

BEDROOM (3):

Laminate wood flooring.

SHOWER ROOM:

Modern white suite incorporating push button W.C., vanity wash hand basin and separate shower cubicle. Decorative PVC walls.

GARAGE:

Up and Over door. Long tarmac driveway providing parking for several cars.

GARDENS:

Enclosed rear garden with patio feature. Friont garden in lawn with boundary hedging.