McMillan McClure Estate Agents
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Lynnwood, Chichester Park Central, Belfast

Starting Bid: £269,950.00







For sale by McMillan McClure Estate Agents 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.

This is a handsome double fronted detached family home situated in a highly regarded residential area conveniently located to excellent schools, shops and public transport facilities.

The property is in need of extensive modernisation and has been priced accordingly. Extended to approximately 3500 sq foot, the property is enhanced by an abundance of character and charm and including many original features. Viewing is advised.

Highlights
Red brick residential detached villa in highly popular area
8 Bedrooms
4 Reception rooms
Kitchen
Bathroom and separate W/C

Oil fired central heating
Utility room
Double glazing in uPVC frames
Car parking space/ Garage
Storage/ workshop
Energy Rating F26 / D56

GROUND FLOOR
RECEPTION PORCH
Original tiles, cornicing, arched window

RECEPTION HALL
Cornicing, feature staircase, understairs storage

LOUNGE
17' 10" x 14' 11" (5.44m x 4.55m)
Cast iron fireplace

DRAWING ROOM
18' 11" (into bay) x 14' 5" (5.77m x 4.39m) Feature fireplace, cornicing, picture rail

FAMILY ROOM

DINING ROOM

KITCHEN
18' 2" x 12' 2" (5.54m x 3.71m)
Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap with vegetable sink, inlaid hob unit and double oven, tiling, casual dining area, brick feature, cornicing.

REAR HALL
Cloakroom

CLOAKS
Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

UTILITY ROOM
13' 3" x 11' 0" (4.04m x 3.35m)
Double drainer stainless steel sink unit with mixer tap, doors to garden

FIRST FLOOR

LANDING
Cornicing

SEPARATE W/C
Fully tiled walls, ceramic tiled flooring

SHOWER ROOM
Shower unit, ceramic tiled flooring, fully tiled walls

BATHROOM
White panelled bath with mixer tap, pedestal wash hand basin, fully tiled walls, mirror, timber ceiling

BEDROOM (1)
18' 8" x 13' 1" (5.69m x 3.99m)
Feature fireplace

BEDROOM (2)
17' 7" x 14' 1" (5.36m x 4.29m)
Into bay, tiled fireplace

BEDROOM (3)
17' 10" x 15' 3" (into bay)
(5.44m x 4.65m) Cornicing

BEDROOM (4)
14' 9" x 12' 8" (4.5m x 3.86m)

SECOND FLOOR

BEDROOM (5)
14' 2" x 12' 0" (4.32m x 3.66m)

BEDROOM (6)
14' 2" x 13' 6" (4.32m x 4.11m)

BEDROOM (7)
13' 8" x 13' 6" (4.17m x 4.11m)

BEDROOM (8)
14' 3" x 12' 6" (4.34m x 3.81m)

OUTSIDE
Front: garden
Side: garden
Rear: Attached greenhouse, oil fired boiler, courtyard, gating

GARAGE
9' 1" x 56' 0" (2.77m x 17.07m)
Oil fired boiler

STORAGE/ WOODEN STORAGE

TO VIEW OR MAKE A BID Contact McMillan McClure Estate Agents 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.

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Original tiles, cornicing, arched window

RECEPTION HALL

Cornicing, feature staircase, understairs storage

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Front - garden

Side - garden

Rear - Attached greenhouse, oil fired boiler, courtyard, gating

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Oil fired boiler

STORAGE/ WOODEN STORAGE