

McMillan McClure Estate Agents
McMillan Estate Agents Ltd
11 Portland Avenue
NEWTOWNABBEY
BT36 5EY
t: 028 9080 0000
email: info@jimcmillan.co.uk

17 Windsor Avenue, Whitehead

Starting Bid: £94,950.00



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](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This substantial three-storey property, currently sub-divided yet retained under one title deed, presents a superb opportunity for investors or owner-occupiers seeking flexibility.

The ground floor hosts a self-contained one-bedroom apartment, comprising a lounge, fitted kitchen, and shower room. Double glazing is installed throughout, enhancing comfort and energy efficiency, while oil-fired central heating ensures dependable warmth year-round.

The upper floors offer additional accommodation potential, subject to requirements.

With its versatile layout and practical amenities, this property is well suited to a variety of residential or investment purposes.

Key Features

Three storey property (presently sub-divided but under 1 deed)
Ground floor apartment with 1 bedroom, lounge, kitchen and shower room
First floor apartment with 3 bedrooms, lounge, kitchen and shower room
Double glazing
Oil fired central heating
Yard to rear

Energy Performance Certificates (EPC) Details
Top Floor Flat
EPC E48 / C71
Total Floor Area 89 sq. mt

Ground Floor Flat
EPC F31/ D64
Total Floor Area 40 sq. mt

GROUND FLOOR
ENTRANCE PORCH

ENTRANCE HALL
Access to

GROUND FLOOR APARTMENT ENTRANCE HALL
LOUNGE
16' 1" (into bay) x 11' 9" (4.9m x 3.58m)
Brick fireplace with open fire

KITCHEN
8' 4" x 7' 2" (2.54m x 2.18m)
Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit, plumbed for washing machine, cooker point, wall tiling

REAR HALL

BEDROOM (1)
9' 11" x 6' 8" (3.02m x 2.03m)
Plus storage, recess

SHOWER ROOM
Glazed shower cubicle, pedestal wash hand basin, low flush W/C, extractor fan

FIRST FLOOR
ENTRANCE HALL

LOUNGE
15' 9" x 11' 11" (4.8m x 3.63m)

KITCHEN
12' 0" x 8' 4" (3.66m x 2.54m)

Range of high and low level unit, round edge worksurfaces, single drainer stainless steel sink unit, cooker point, plumbed for washing machine, wall tiling, extractor fan

BEDROOM (1)

9' 10" x 8' 10" (3m x 2.69m)

SECOND FLOOR

LANDING

Access to roofspace, hot press insulated copper cylinder

BEDROOM (2)

15' 10" x 12' 0" (4.83m x 3.66m)

BEDROOM (3)

10' 1" x 9' 10" (3.07m x 3m)

OUTSIDE

Yard to rear, boiler house with oil fired boiler, PVC oil storage tank

TO VIEW OR MAKE A BID Contact McMillan McClure Estate Agents 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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