McMillan McClure
Always Moving

Lynnwood, Chichester Park Central, (Adjacent To 1 Palace Gardens), Belfast, BT15 5DT

Auction Guide £269,950

- Handsome red brick double fronted detached villa in popular residential area
- 4 Reception rooms
- Bathroom and separate W/C
- Utility room
- Car parking space/ Garage
- 8 Bedrooms
- Kitchen
- Oil fired central heating
- Double glazing in uPVC frames
- Storage/ workshop

11 Portland Avenue, Glengormley, Newtownabbey, County Antrim, BT36 5EY
028 90 800 000
info@mcmillanmcclure.com
https://www.mcmillanmcclure.

Lynnwood, Chichester Park Central, Belfast BT15 5DT

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 feet, the property is enhanced by an abundance of character and charm and including many original features. Viewing is advised.

8 0 4 F

Council Tax Band:

GROUND FLOOR

RECEPTION PORCH
Original tiles, cornicing, arched window

RECEPTION HALL
Cornicing, feature staircase, understairs storage

LOUNGE
17'10" x 14'11"
Cast iron fireplace

DRAWING ROOM
18'11" x 14'5"
Feature fireplace, cornicing, picture rail

FAMILY ROOM
17'10" x 14'1"
Feature fireplace, cornicing

KITCHEN/ DINING AREA
18'2" x 12'2"
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"
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"
Feature fireplace

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

BEDROOM (3)
17'10" x 15'3"
Cornicing

BEDROOM (4)
14'9" x 12'8"

SECOND FLOOR

BEDROOM (5)
14'2" x 12'0"

BEDROOM (6)
14'2" x 13'6"

BEDROOM (7)
13'8" x 13'6"

BEDROOM (8)
14'3" x 12'6"

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

GARAGE
56'0" x 9'1"
Oil fired boiler

STORAGE/ WOODEN STORAGE

Auctioneers 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, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.
The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.
In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale 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.

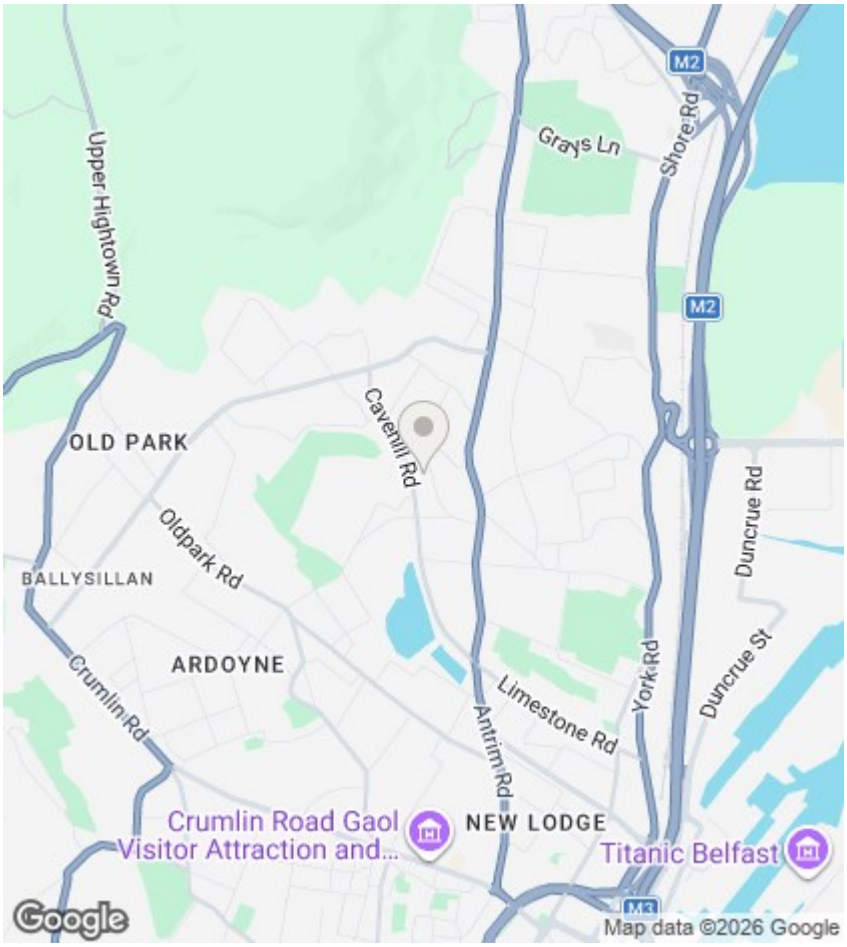
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Disclaimer/Additional information
Tenure - Leasehold

Broadband & mobile checker for Northern Ireland
https://www.nidirect.gov.uk/services/broadband-and-mobile-checker

Flooding maps for Northern Ireland
https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area

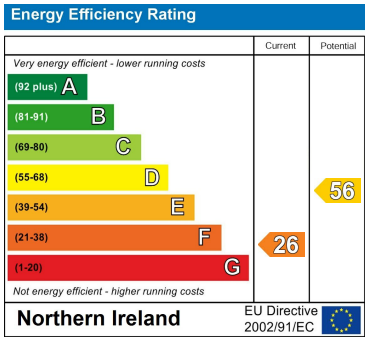
Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

F