



166 Glenville Road, Newtownabbey, BT37 0DT

Auction Guide £124,950

- Mid terrace property in highly popular development
- Lounge
- Kitchen
- Partially double glazed
- Cash offers only
- 3 Bedroom (main with ensuite)
- Dining room
- Bathroom
- Sheds to front of property
- In need of modernisation and has been priced accordingly

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This three bedroom mid terrace property is situated within a highly sought-after residential development and presents an excellent opportunity for investors, developers, or buyers looking to create a home tailored to their own tastes.

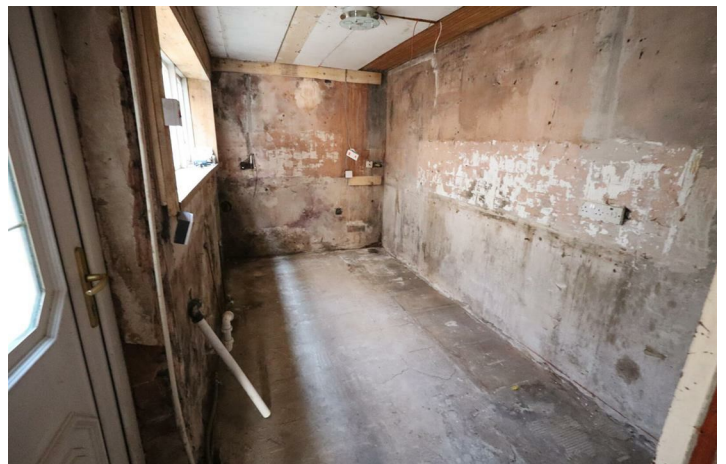
The accommodation comprises a spacious lounge, separate dining room, kitchen, three well proportioned bedrooms, with the principal bedroom benefiting from an ensuite and a family bathroom. The property is partially double glazed and also benefits from useful storage sheds to the front.

Requiring comprehensive modernisation and refurbishment throughout, this property has been priced accordingly and offers exceptional potential to add significant value. Whether you're looking for your next renovation project or an investment opportunity, this home provides a fantastic blank canvas in a desirable location.

Cash offers only! Early viewing is recommended to fully appreciate the potential on offer.



Council Tax Band: Northern Ireland



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.

Ground Floor

Lounge

14'2 x 11'11

Dining Room

14'2 x 10'3

Kitchen

12'10 x 6'10

First Floor

Landing

Bedroom (1)

14'2 x 11'11

Bedroom (2)

10'3 x 7'2 (smallest point)

Bathroom

Second Floor

Landing

Bedroom (3)

16'10 x 14'2

Ensuite

Outside

Storage shed, in stones to front

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.

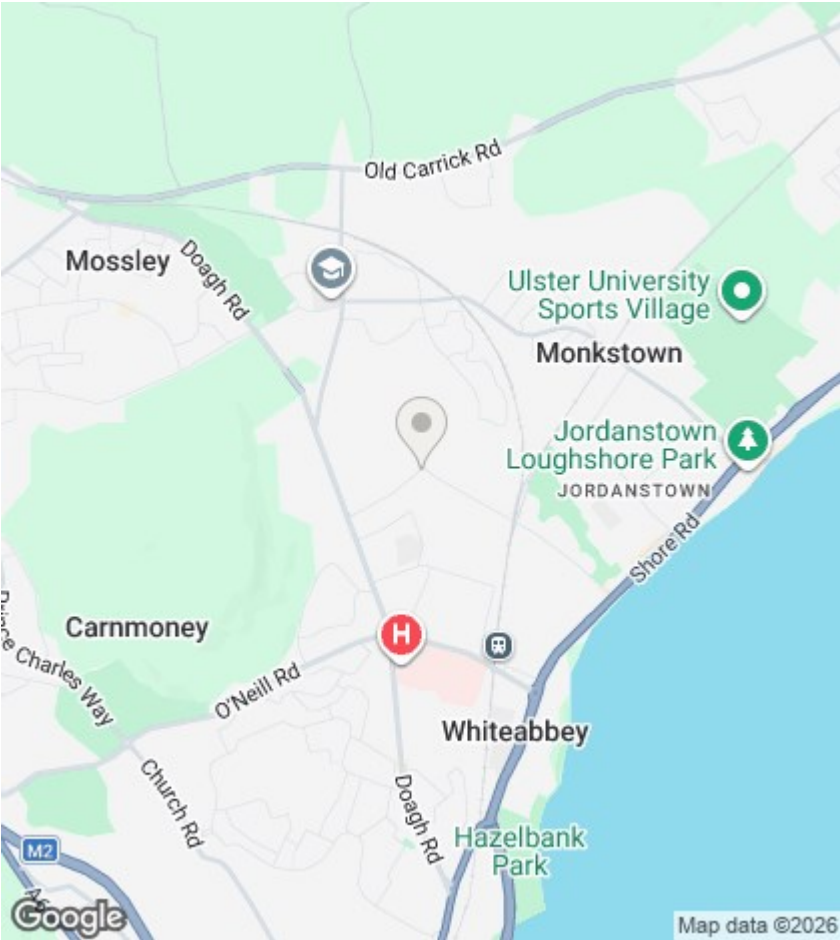
In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80%

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.



Directions

Viewings

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

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC