



40 Graymount Crescent, Newtownabbey, BT36 7DZ

- Extended Semi Detached Home
- Lounge With Open Fire
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front, Side & Rear
- Three Bedrooms
- Kitchen With Open Arch To Dining Area
- Shower Room With White Three Piece Suite
- Private Driveway; Detached Garage
- Ideal First Time Buy / Buy To Let Investment

Offers Over £79,950

EPC Rating F



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Access to under stairs storage.

#### LOUNGE 15'3" x 9'10"

Open fire with tiled hearth. Dual aspect windows. Wood laminate floor covering.

#### KITCHEN 9'1" x 8'11"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Space for tumble dryer. Splash back tiling to walls. Tiled floor. Open arch leading to:



### **DINING AREA 8'4" x 6'4"**

Dual aspect windows. Tiled floor. PVC double glazed door to rear garden.

### **FIRST FLOOR**

#### **LANDING**

Access to shelved hot press and roof space.

#### **BEDROOM 1 9'10" x 8'9" (wps)**

#### **BEDROOM 2 9'4" x 9'1" (wps)**

Wood laminate floor covering.

#### **BEDROOM 3 7'1" x 6'1" (plus wardrobe space)**

Built in wardrobe.

#### **SHOWER ROOM**

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Tiled floor. Access to built in store.

#### **EXTERNAL**

Front and side garden finished in lawn, slate chippings and range of plants, trees and shrubbery.

Paved rear garden with oil fired central heating boiler and PVC oil storage tank.

External lighting.

Double gates leading to concrete private driveway area.

#### **MATCHING DETACHED GARAGE 17'0" x 8'11"**

Up and over door. Separate service door to rear.

#### **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.





## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

**For sale by Colin Graham Residential 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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.**

**Well presented, extended three bedroom semi detached home with private driveway and matching detached garage, located within the popular Graymount development, Shore Road, Newtownabbey. The property comprises entrance hall, lounge with open fire, kitchen with open arch to dining area, three first floor bedrooms and shower room with white three piece suite. Externally there is a private driveway, garage and gardens front, side and rear. Other attributes include oil heating, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing highly recommended.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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