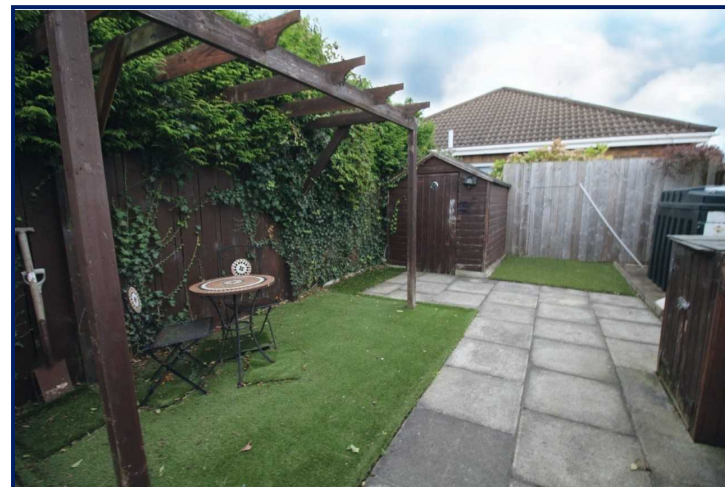



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



144 Larne Road, Carrickfergus,
BT38 7NL

Guide Price: £134,950

 **Reeds Rains**

reedsrains.co.uk

144 Larne Road, Carrickfergus

Description

Detached bungalow situated in a most convenient location close to local bus route, shopping facilities and primary school. The internal layout offers spacious lounge, kitchen with range of fitted units, three bedrooms and bathroom. The property boasts an oil fired central heating system. Externally there is a well enclosed low maintenance rear garden. Internal viewing is through Reeds Rains on 02893 351727.

Entrance Porch

Lounge

15' x 11'9" (4.57m x 3.58m)

Laminate wooden floor. Access to bedroom 1.

Bedroom 1

11'3" x 11'2" (3.43m x 3.4m)

Range of fitted robes. Laminate wooden floor.

Bedroom 2

11'2" x 8'9" (3.4m x 2.67m)

Fitted robes.

Bedroom 3

11'7" x 10'6" (3.5m x 3.2m)

Fitted robes.

Inner Hall

Tiled floor.

Kitchen/Breakfast Area

10'8" x 8'6" (3.25m x 2.6m)

Range of fitted high and low level units. One and a half bowl stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls and tiled floor.

Bathroom

Panelled bath with wall mounted Redring electric shower, vanity unit and low flush wc. Part tiled walls and tiled floor.

Walled Front Garden

Enclosed Rear Garden

Low maintenance rear garden laid with imitation grass. Garden shed.

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<https://www.legislation.gov.uk/ukxi/2017/692/contents>

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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.

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](http://iamsold.com).

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](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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

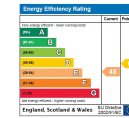
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

