



## **8 BENSON PARK, LISBURN, BT28 2AB**

- **For Sale by Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneers Comments**
- **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.**
- **An Extended Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location**
- **Cash Offers Only Due To Property Being Of Orlit Construction**
- **Entrance Hall With Golden Oak Effect PVC Double Glazed Entrance Door**
- **Spacious Lounge With Granite Fireplace**

**OFFERED AT BIDS OVER £82,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E4I**

**REF: DL211123SR**

- Study
  - Kitchen/Dining Area With Range Of Integrated Appliances
  - Utility Area / Adjoining Tiled Wet Room
  - Two Bedrooms
  - Bathroom With White Suite
  - Floored Roofspace Storage With Light And Power
  - Front Garden Laid In Lawn With Driveway / Rear Patio Garden Laid In Paving Plus Lawn Area To Side
  - Oil Fired Central Heating System / Golden Oak Effect PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate.



## ENTRANCE HALL:

Golden Oak effect PVC double glazed entrance door.

## LOUNGE:

19' 1" x 10' 2" (5.81m x 3.10m)

Measurements taken to widest points.  
Granite fireplace with electric fire.



## STUDY:

9' 6" x 7' 6" (2.89m x 2.29m)

## KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES: 13' 10" x 10' 10" (4.22m x 3.30m)

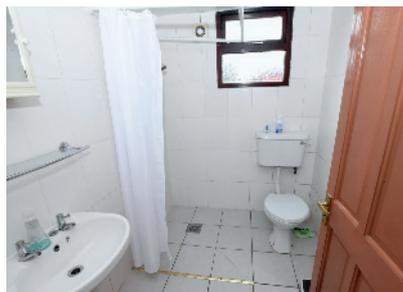
Range of high and low level units. Round edge work surfaces. Integrated oven. Integrated hob. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated microwave. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Golden Oak effect PVC double glazed door to utility area.



## UTILITY AREA:

9' 7" x 6' 11" (2.92m x 2.12m)

Plumbed for washing machine. Door to rear patio garden.



## TILED WET ROOM:

Shower area with Aqualisa electric shower. Pedestal wash hand basin. Low flush wc. Tiled walls. Tiled floor.



## FIRST FLOOR

### BEDROOM (1):

13' 9" x 9' 5" (4.19m x 2.88m)

Measurements taken to widest points. Hotpress. Door to floored roofspace storage.



### BEDROOM (2):

10' 4" x 9' 5" (3.16m x 2.88m)



### BATHROOM:

White suite. Bath with Aqualisa electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls.



### ROOFSpace STORAGE:

Floored. Light and power. Eaves storage.

**OUTSIDE:** Front garden laid in lawn with driveway. Rear patio garden laid in paving. Two garden sheds. Oil fired boiler. PVC oil storage tank. Outside tap and light. Lawn area to side.

### 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.



**TENURE:** We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2023 to March 2024 £711.11

**DIRECTIONS:**

From Benson Street turn into Benson Park. Number 8 is straight ahead at the end of the cul de sac.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



8 Benson Park

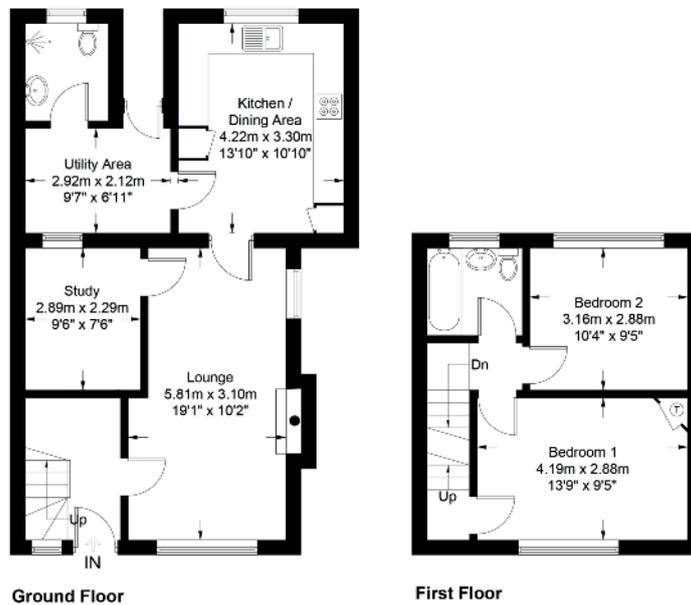
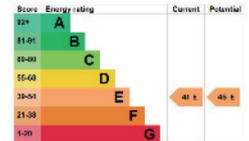


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1026582)

## VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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