



## 2 WHITLA CRESCENT, LISBURN, BT28 3PT



- 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 Attractive Semi Detached Property Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Property Is In Need Of Modernisation And Upgrading
- Private Aspects To Rear And Pleasant Outlook Over Parkland And Mature Trees To Front
- Two Separate Reception Rooms And Kitchen

**OFFERED AT BIDS OVER £139,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**  
**ENERGY EFFICIENCY RATING G20**

**REF:DL240724HG**



- Three Bedrooms And Bathroom
- Spacious Rear Garden With Private Aspects
- Oil Fired Central Heating And Partial PVC Double Glazing
- An excellent opportunity to acquire one of these ever popular properties in this much sought after and convenient location. Whilst the property is mostly in its original state and requiring upgrading it offers superb potential to make an excellent starter home or investment opportunity, we strongly recommend early viewing.

## ACCOMMODATION:

Measurements are approximate.

## OPEN ENTRANCE PORCH

## ENTRANCE HALL:

Pine floor.

## LOUNGE:

3.90m (12'10") x 3.23m (10'7")

Open fireplace and raised hearth. Pine floor.

## FAMILY ROOM:

3.33m (10'11") x 3.06m (10'0")

Fireplace and hearth. Pine floor.

## KITCHEN:

3.78m (12'5") x 2.25m (7'5")

Double drainer stainless steel sink unit with mixer tap. PVC double glazed back door. Pine floor.



## FIRST FLOOR

### BEDROOM (1): 3.93m (12'11") x 3.05m (10'0")

Pine floor.

### BEDROOM (2): 3.35m (11'0") x 3.05m (10'0")

Pine floor.

### BEDROOM (3): 3.00m (9'10") x 2.32m (7'7")

Measurements taken to widest points and to include built in robe. Pine floor.

**BATHROOM:** White suite. Panelled bath. Mixer tap. Shower attachment. Pedestal wash hand basin. Low flush wc. Hotpress. Pine floor.

**OUTSIDE:** Front garden laid in lawn and mature shrubs. Spacious rear garden laid in lawn with mature trees and shrubs. PVC oiled storage tank. Boiler store with oil fired boiler.

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

**RATES PAYABLE:** For period April 2024 to March 2025 £957.00

**DIRECTIONS:** From Belsize Road turn into Whitla Road and then turn right into Whitla Crescent, number 2 is on the right.

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

### 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.

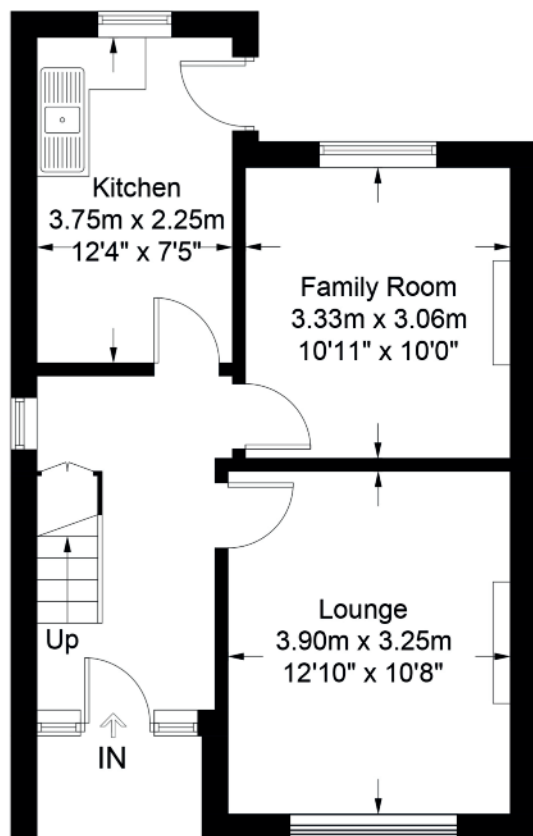
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

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.

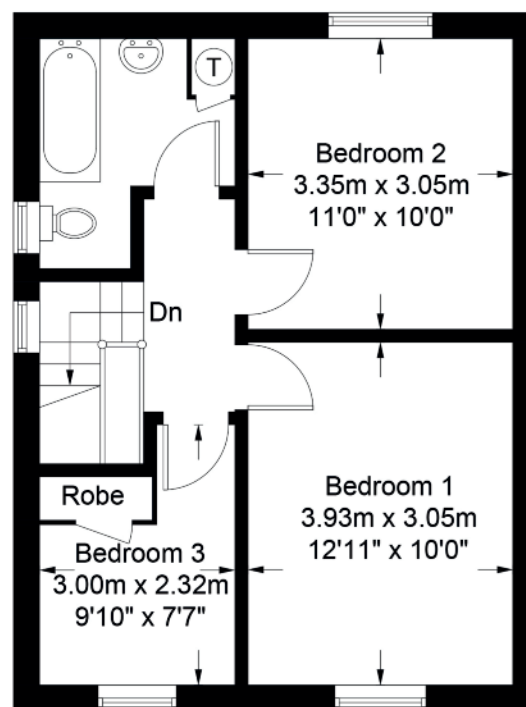
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



## 2 Whitla Crescent, Lisburn



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1108232)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	20 G	



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.