



95 HILL STREET, LISBURN, BT28 1YF

• 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

• A Mid Terrace Property Occupying An End Cul De Sac Setting Within This Popular And Convenient Residential Location

• Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor

• Lounge With Decorative Wooden And Tiled Fireplace Plus Laminated Timber Floor

• Kitchen/Dining Area

OFFERED AT BIDS OVER £84,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E49

REF: DL020824SR

- Study With Mahogany Effect PVC Double Glazed Entrance Door
- Three Bedrooms (Two With Built In Storage)
- Shower Room With Shower Cubicle With Redring Electric Shower
- Enclosed Paved Area To Front With Gated Entrance
- Enclosed And Private Rear Garden
- Oil Fired Central Heating System
- Double Glazed Windows In Wooden Frames

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door. Laminated timber floor.

LOUNGE:

12' 10" x 10' 0" (3.91m x 3.04m)

Decorative wooden and tiled fireplace with coal and flame effect electric fire. Laminated timber floor.

KITCHEN/DINING AREA:

16' 2" x 8' 3" (4.92m x 2.51m)

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Space for oven and hob. Part tiled walls. Plumbed for washing machine.

STUDY:

9' 9" x 8' 7" (2.96m x 2.61m)

Mahogany effect PVC double glazed entrance door. Door to rear.



FIRST FLOOR

BEDROOM (1):

12' 10" x 8' 11" (3.92m x 2.73m)

Measurements taken to widest points and to include hotpress and built in storage. Built in storage.



BEDROOM (2):

11' 9" x 9' 8" (3.58m x 2.95m)

Built in storage.



BEDROOM (3):

9' 8" x 8' 6" (2.94m x 2.58m)



SHOWER ROOM:

Shower cubicle with Redring electric shower. Wash hand basin. Low flush wc. PVC panelled walls.



OUTSIDE

Enclosed paved area to front. Gated entrance. Enclosed and private rear garden. PVC oil storage tank. Boiler house with oil fired boiler. Garden shed. Outside tap and light.

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:

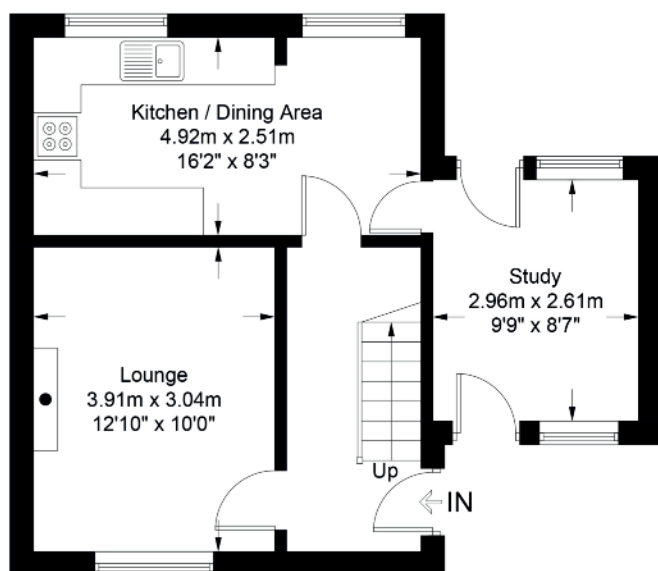
For period April 2024 to March 2025 £565.50

DIRECTIONS

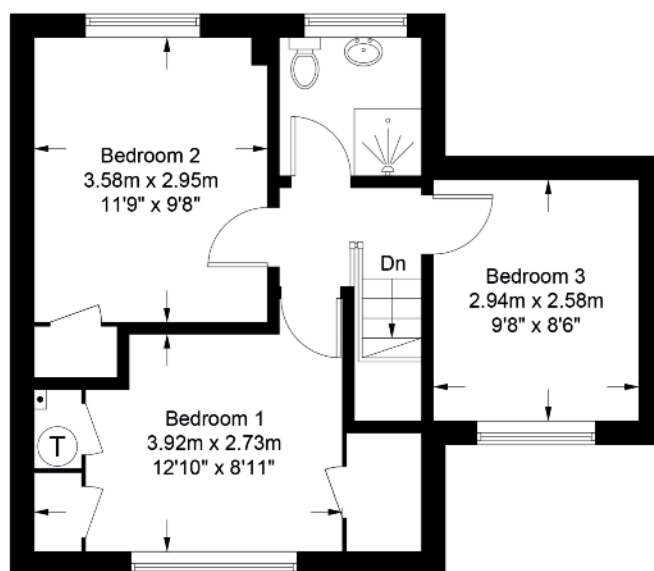
From Laganbank Road turn onto Hill Street. Continue to the end of the road. Number 95 is on the left.

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

95 Hill Street

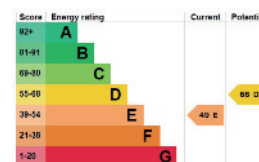


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110939)



VALUATION SERVICE

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

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