



# 18 ASHMOUNT PARK, LISBURN, BT27 5DG



• 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 Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities

• Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor

• Lounge With Tiled Floor

• Kitchen/Dining Area With PVC Double Glazed Door To Rear Patio Garden

**OFFERED AT BIDS OVER £99,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D67**

**REF: DL230924SR**



- Three Bedrooms With Laminated Timber Floor (One With Built In Robes With Sliding Mirror Doors And Fitted Interior)
- Shower Room
- Asphalt Area To Front With Double Gates
- Enclosed Rear Patio Garden
- Covered Area With Light And Power
- Gas Fired Central Heating System
- Double Glazed Windows In Wooden Frames

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Tiled floor. Storage under stairs.

### LOUNGE:

14' 6" x 11' 5" (4.42m x 3.48m)

Tiled floor.

### KITCHEN/DINING AREA:

17' 6" x 10' 4" (5.34m x 3.15m)

Measurements taken to widest points. Range of high and low level units. Polished granite effect round edge work surfaces. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine Plumbed for dishwasher. Part tiled walls. Tiled floor. PVC double glazed door to rear patio garden.



## FIRST FLOOR

### LANDING:

Laminated timber floor. Recessed spotlights. Storage cupboard with gas fired boiler.

### BEDROOM (1):

14' 10" x 9' 9" (4.53m x 2.97m)

Measurements to include built in robes with sliding mirror doors and fitted interior. Laminated timber floor.



### BEDROOM (2):

10' 8" x 10' 5" (3.25m x 3.17m)

Laminated timber floor.



### BEDROOM (3):

10' 8" x 8' 0" (3.26m x 2.43m)

Measurements taken to widest points. Laminated timber floor.



### SHOWER ROOM:

Shower cubicle with Triton electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Recessed spotlights.

### OUTSIDE

Asphalt area to front with double gates. Raised flowerbeds with mature shrubbery. External power sockets. Enclosed rear patio garden. Covered area with light and power. Outside tap.



### 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:**

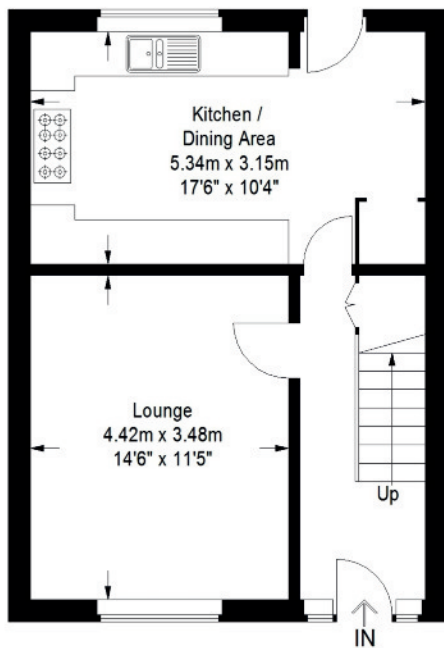
For period April 2024 to March 2025 £495.90

**DIRECTIONS**

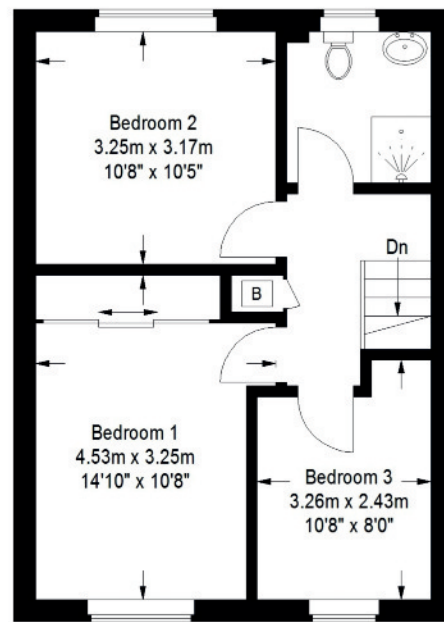
From Hillhall Road turn into Hillhall Gardens. Turn left into Ashmount Park. Number 18 is on the right.

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

**18 Ashmount Park**



Ground Floor



First Floor

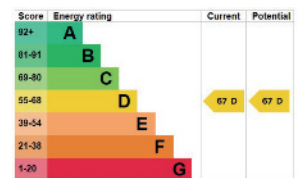


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1128338)

**VALUATION SERVICE**

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

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