



125 GALLOWS STREET, DROMORE, BT25 1BH



- 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 Well Presented And Extended Semi Detached Cottage Situated Close To Dromore Town Centre And A1 Dual Carriageway
- Lounge With Oak And Cast Iron Fireplace And Solid Oak Floor
- Extended Kitchen With Range Of Integrated Appliances
- Two Bedrooms With Laminated Timber Floors

PRICE: OFFERED AT BIDS OVER £114,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F2I

REF:HG111024DL

- Bathroom With White Suite And Triton Electric Shower
- Enclosed Patio And Driveway To Side
- Detached Garage With Roller Shutter Door
- Oil Fired Central Heating
- PVC Double Glazed Windows And External Doors
- This attractive cottage style property will make a comfortable starter home or investment opportunity, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC entrance door. Solid oak floor.

LOUNGE:

4.74m (15'7") x 2.90m (9'6")

Oak and cast iron fireplace with slate hearth. Solid oak floor.

KITCHEN:

3.42m (11'3") x 3.11m (10'2")

Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated oven and hob. Integrated fridge freezer and dishwasher. Ceramic tiled floor. PVC panelled ceiling with recessed spotlights.

BEDROOM (1):

3.55m (11'8") x 2.77m (9'1")

Laminated timber floor.

BEDROOM (2):

3.35m (11'0") x 2.17m (7'1")

Laminated timber floor.

BATHROOM:

White suite. Panelled bath with Triton electric shower. Pedestal wash hand basin. Close couple low flush wc. Separate hotpress.



OUTSIDE

Tarmac parking space to front. Enclosed patio and parking space to side.

DETACHED GARAGE:

5.33m (17'6") x 3.00m (9'10")

Roller shutter door. Plaster finish walls. Oil fired boiler.

TENURE:

We have been advised the tenure for this property is Freehold

RATES PAYABLE:

For period April 2024 to March 2025 £631.81

DIRECTIONS

From Dromore Town Centre proceed along Gallows Street, number 125 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.

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.

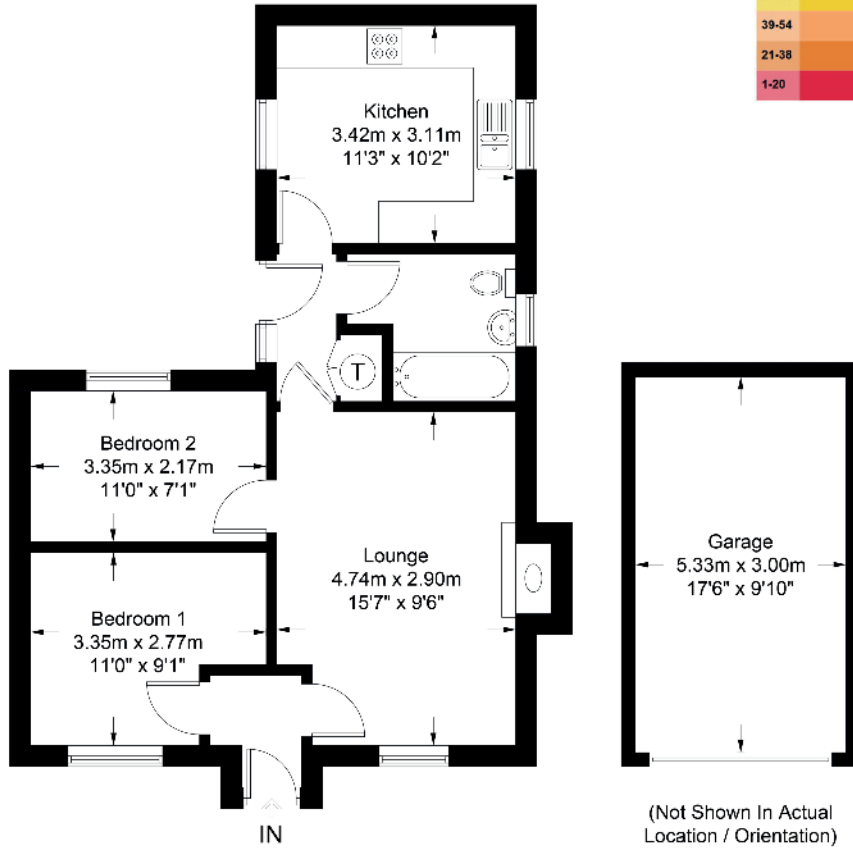
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

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.



125 Gallows Street



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		43 E
21-38	F	21 F	
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1135690)



VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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