



# 53 HERMITAGE, CULCAVY, ROYAL HILLSBOROUGH



- 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.
- A Semi Detached Property Situated Within A Popular Cul De Sac Location Close To Hillsborough, Sprucefield And Lisburn
- Lounge With Open Fireplace And Laminated Timber Floor
- Spacious Kitchen And Dining Area With Double Doors To Rear Garden
- Three Bedrooms (Two With Laminated Timber Floors)
- Bathroom With White Suite Plus Aqualisa Shower

**OFFERED AT BIDS OVER £144,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E53**

**REF:DL301024HG**

- Detached Brick Garage
  - Enclosed Rear Garden
  - Oil Fired Central Heating System
  - PVC Double Glazed Windows And External Doors
- Please note, this property has been unoccupied for sometime and will require some maintenance and repairs to the external areas and fittings. In addition, we have not tested any systems or appliances, therefore, we cannot confirm if they are in working order.

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Ceramic tiled floor. Mahogany effect PVC double glazed entrance door.

### LOUNGE:

4.51m (14'10") x 3.59m (11'9")

Open fireplace and hearth. Oak laminated timber floor.

### KITCHEN AND DINING AREA:

5.50m (18'1") x 3.07m (10'1")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Neff integrated dishwasher and fridge. Under unit lighting. Ceramic tiled floor. Mahogany effect pvc double glazed double doors to patio and rear garden.





## FIRST FLOOR

### BEDROOM (1):

4.00m (13'1") x 3.06m (10'0")

Oak laminated timber floor.



### BEDROOM (2):

3.60m (11'10") x 3.06m (10'0")

Oak laminated timber floor.



### BEDROOM (3):

2.33m (7'8") x 2.67m (8'9")

Measurement to include built in robe.



### BATHROOM:

White suite. Panelled bath. Aqualisa shower and screen. Wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Separate hotpress.

## OUTSIDE

Cul de sac setting. Front and enclosed rear gardens. Paved patio area. Outside light and tap. PVC oil storage tank.

### GARAGE:

5.00m (16'5") x 2.80m (9'2")

Single drainer stainless steel sink unit. Light and power. Up and over door.



### TENURE:

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 £913.50

**DIRECTIONS:** From Culcavy Road turn into Aughnatrisk Road then turn left into Hermitage. Turn into second cul de sac on the right, number 53 is on the left.



### 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.

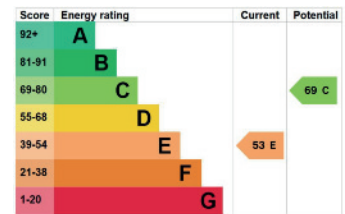
The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

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.

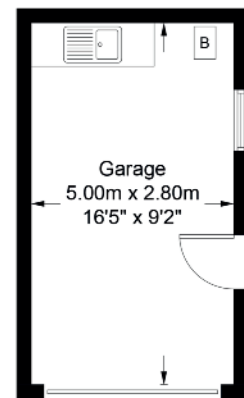
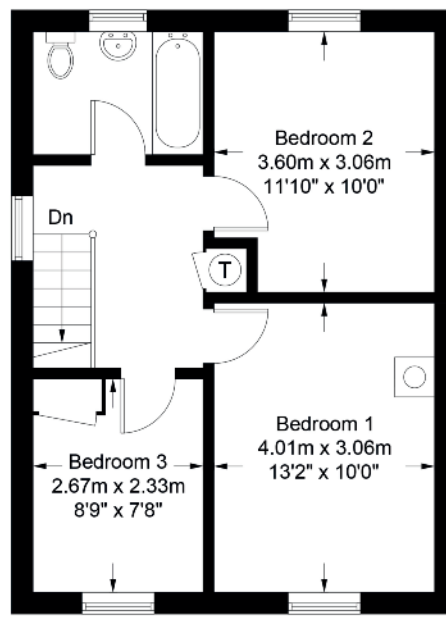
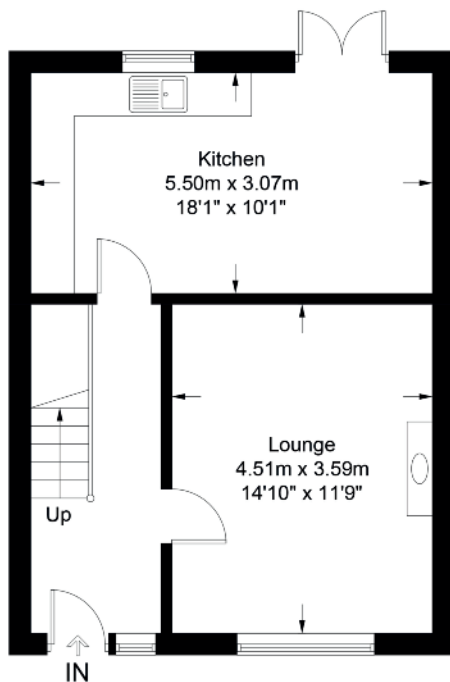
Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

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



### 53 Hermitage, Culcavy, Hillsborough

Ground Floor = 43.3 sq m / 466 sq ft  
 First Floor = 43.0 sq m / 463 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 100.3 sq m / 1080 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139922)

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