

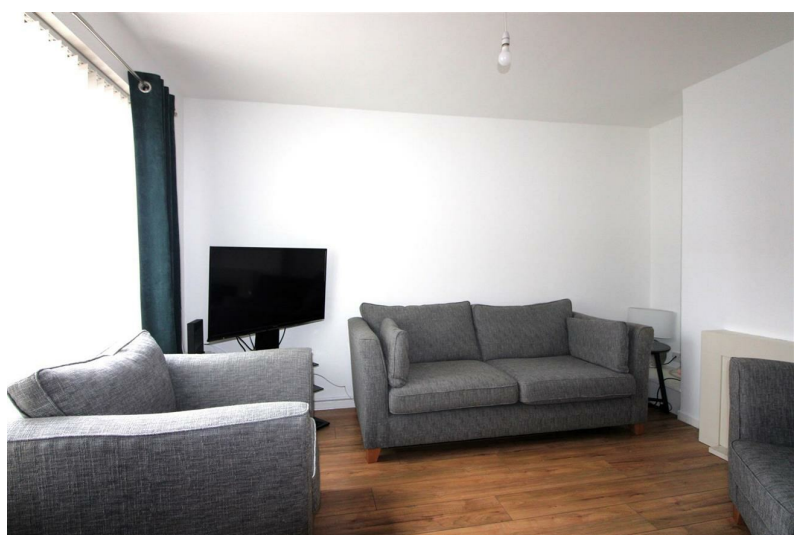


339 North Queen Street, Belfast, BT15 1HS

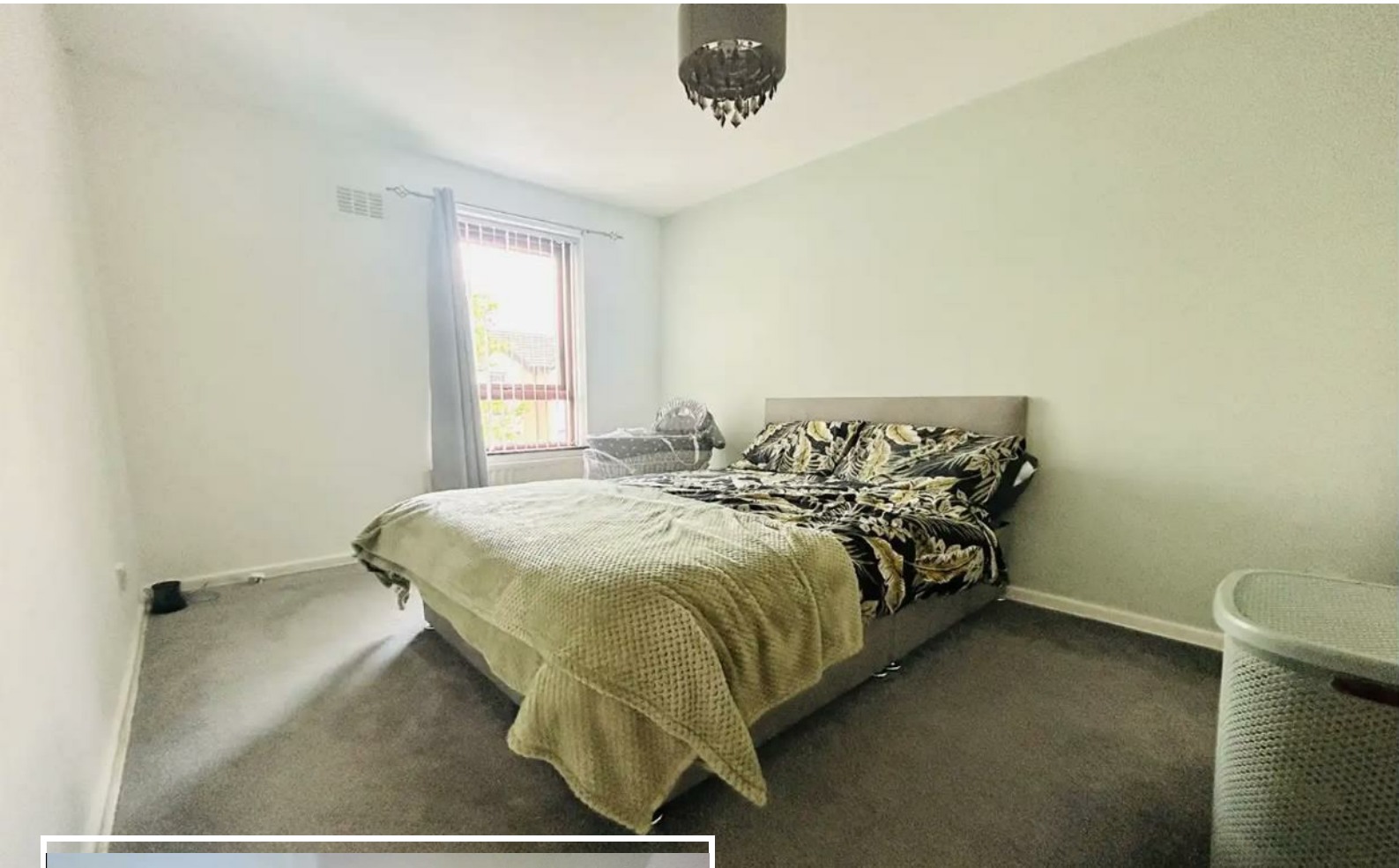
- End Terrace Property
- Lounge
- Bathroom; White Suite
- Low Maintenance Gardens
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; Double Glazing
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £94,950

EPC Rating D



339 North Queen Street, Belfast, BT15 1HS



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door with matching, double glazed side screen. Wood laminate floor covering.

#### LOUNGE 13'2" x 9'5"

Wood laminate floor covering. Focal point fireplace.

#### REAR HALL

Stairwell to lower ground floor and first floor.

### LOWER GROUND FLOOR

#### HALLWAY

Tiled floor. Access to twin stores. Glass panelled door, leading to rear garden and driveway.



## **KITCHEN WITH INFORMAL DINING AREA 12'11" x 9'4"**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for fridge freezer. Plumbed and space for automatic washing machine. Gas fired central heating boiler (housed within matching unit). Glass fronted display cabinet. Splashback tiling to walls. Tiled floor.

## **FIRST FLOOR**

### **HALF LANDING**

Access to store. Stairwell to first floor.

### **BEDROOM 1 12'11" x 7'2"**

Wood laminate floor covering.

### **BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Part tiling to walls. Tiled floor.

### **LANDING**

Access to built in store.

### **BEDROOM 2 13'2" x 9'0"**

### **BEDROOM 3 10'2" x 6'8"**

Wood laminate floor covering. Access to roof space.

## **EXTERNAL**

Low maintenance, enclosed front garden, finished in decorative stone, paving and cobbles.

Entrance porch.

External lighting.

Fully enclosed, low maintenance rear garden, finished in decorative stone.

Double gates, allowing for off road parking/private driveway area.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

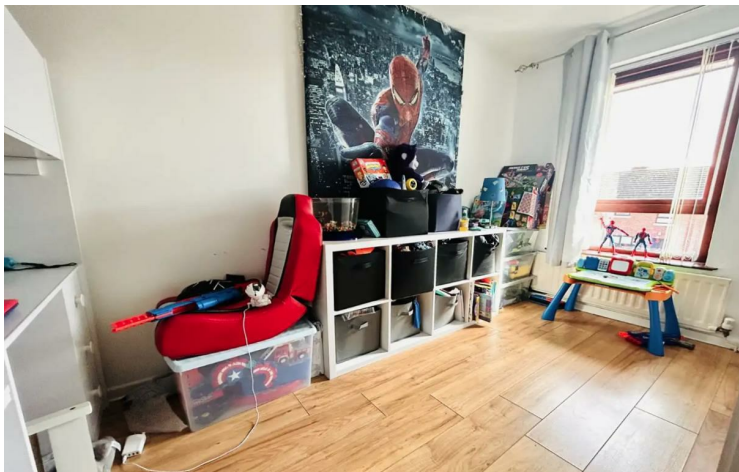
## **AUCTIONEERS COMMENTS**

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.

**For sale by Colin Graham Residential via the iamsold Bidding Platform**

**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 via 02895 680051.**

**Well presented, three bedroom, end terrace property, conveniently situated off North Queen Street, Belfast.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, three well proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys low maintenance gardens and private driveway area.**

**Other attributes include gas heating and double glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements