



**Brian
Todd**
.co.uk

57 Carson Street, Larne, BT40 1SF

Guide Price £64,950

FEATURES

- **EXTENDED MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SPACIOUS OPEN PLAN LOUNGE / DINING ROOM**
- **MODERN FITTED KITCHEN - INTEGRATED APPLIANCES**
- **DOWNSTAIRS GUEST W.C.**
- **TWO BEDROOMS**
- **ENSUITE SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **WALLED FRONT GARDEN**
- **POPULAR CENTRAL LOCATION**
- **CHAIN FREE**

For sale by Brian A Todd & Co Ltd 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Occupying a central position within a popular, established residential area of Larne, and within walking distance to the Town Centre and all local amenities, this is an excellent opportunity for both the first time buyer and investor alike to acquire this comfortable mid town house.

Comprising of a spacious open plan lounge / dining room, fitted kitchen incorporating integrated appliances, downstairs guest W.C., two bedrooms, one with an ensuite bathroom with modern white suite, the property, externally, has a walled front garden and enclosed rear garden. Chain Free, viewing is strictly by appointment only through Agents.

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.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE PORCH:

LOUNGE / DINING ROOM:

A spacious open plan room, with feature fireplace and open fire.

KITCHEN:

Modern range of upper and lower level fitted units. Integrated electric hob, oven and extractor fan. Stainless steel sink unit.

GUEST W.C.:

First Floor

BEDROOM (1):

Built in wardrobe.

MASTER BEDROOM:

Built in wardrobe.

ENSUITE BATHROOM:

Modern white suite incorporating W.C., wash hand basin and bath.

Outside

GARDENS:

Walled front garden.

Enclosed rear garden.





Floor 0



Floor 1

Approximate total area⁽¹⁾

639.7 ft²
59.43 m²

Reduced headroom

4.84 ft²
0.45 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		



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These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

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