



108 WOODLAND PARK, LISBURN, BT28 1LQ

- 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.
- Detached Bungalow In Need Of Refurbishment And Upgrading / CASH OFFERS ONLY
- Extensive Setting Of Approximately 0.5 Acre
- Excellent Potential And Possible Development Opportunity
- Optional Two Or Three Bedroom Layout / Kitchen And Bathroom

PRICE: BIDS INVITED IN EXCESS OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F22

REF:HG070225DL

- Oil Fired Central Heating System And PVC Double Glazed Windows
- PVC Fascias And Soffits

ACCOMMODATION

Measurements are approximate.

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM:

3.65m (12'0") x 3.64m (11'11")

Tiled fireplace and hearth. Herringbone design solid oak floor.

SITTING ROOM:

3.64m (11'11") x 3.62m (11'11")

Tiled fireplace and hearth.

KITCHEN:

2.96m (9'9") x 2.94m (9'8")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Built in storage units. Access to lean to storage area leading to store/workshop.

BEDROOM (1):

3.65m (12'0") x 3.33m (10'11")

Tiled fireplace and hearth. Herringbone design solid oak floor.

BEDROOM (2):

3.64m (11'11") x 3.33m (10'11")

Tiled fireplace and hearth. Herringbone design solid oak floor.

BATHROOM:

Panelled bath. Pedestal wash hand basin. Hot press. Panelled walls. Separate low flush wc.

OUTSIDE:

Front and extensive rear gardens extending to approximately 0.5 acre.

STORE/WORKSHOP:

4.30m (14'1") x 2.84m (9'4")

Grant oil fired boiler. Light and power.



TENURE:

We have been advised the tenure for this property is part leasehold and part freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1218

DIRECTIONS:

From Hillsborough Road turn into Woodland Park, number 108 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.

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.

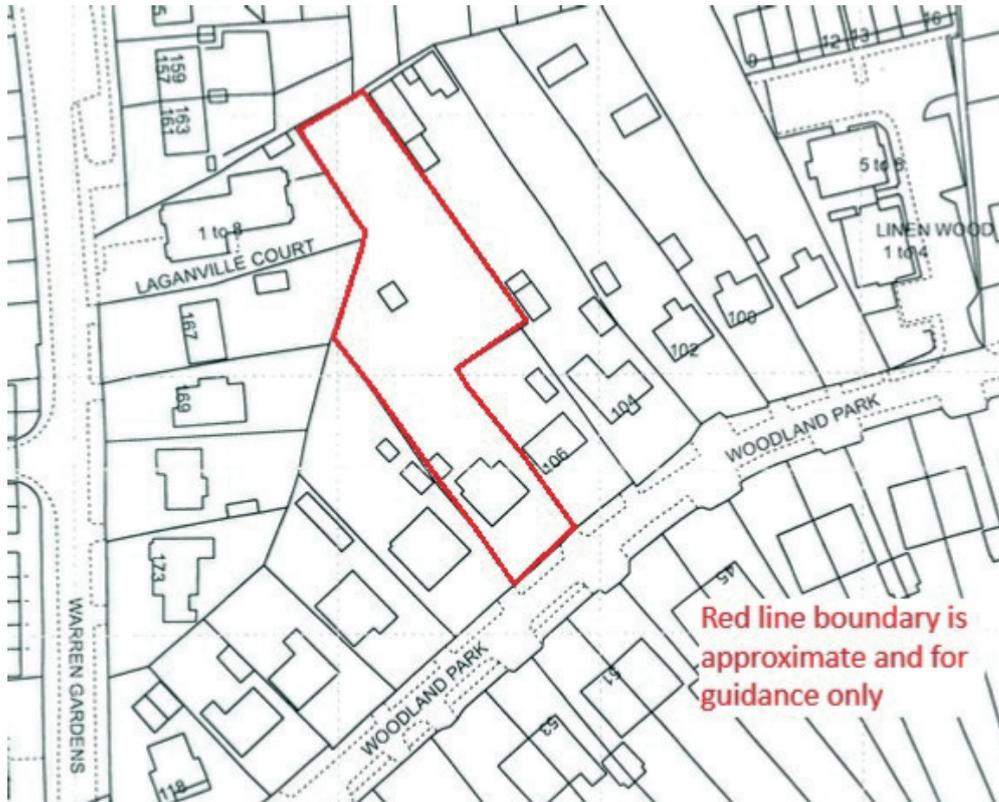
In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

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.

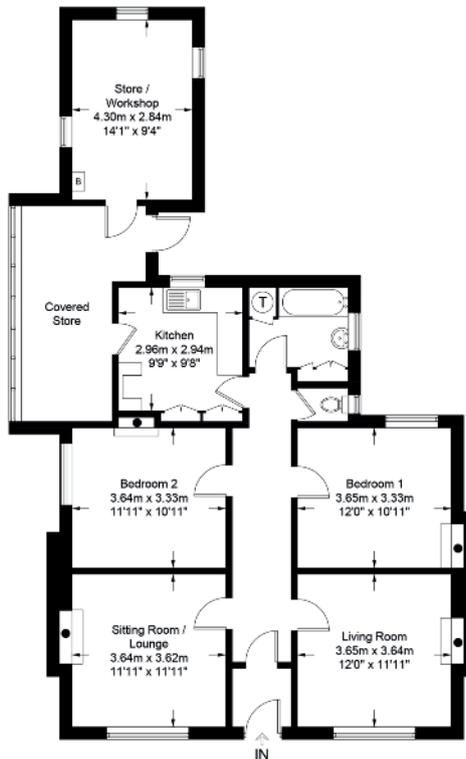




Red line boundary is approximate and for guidance only

108 Woodland Park, Lisburn

Approximate Gross Internal Area = 110.5 sq m / 1189 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	22 F	
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1165668)

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.