



17 Windsor Avenue, Whitehead, Carrickfergus, BT38 9RX

Auction Guide £95,950

- Three storey property (presently sub-divided but under 1 deed)
- First floor apartment with 3 bedrooms, lounge, kitchen and shower room
- Oil fired central heating
- Ground floor apartment with 1 bedroom, lounge, kitchen and shower room
- Double glazing
- Yard to rear

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This substantial three-storey property, currently sub-divided yet retained under one title deed, presents a superb opportunity for investors or owner-occupiers seeking flexibility. The ground floor hosts a self-contained one-bedroom apartment, comprising a lounge, fitted kitchen, and shower room. Double glazing is installed throughout, enhancing comfort and energy efficiency, while oil-fired central heating ensures dependable warmth year-round. The upper floors offer additional accommodation potential, subject to requirements. With its versatile layout and practical amenities, this property is well suited to a variety of residential or investment purposes.



Council Tax Band:



GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Access to

GROUND FLOOR APARTMENT ENTRANCE HALL

LOUNGE

16'1" x 11'9"

Brick fireplace with open fire

KITCHEN

8'4" x 7'2"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit, plumbed for washing machine, cooker point, wall tiling

REAR HALL

BEDROOM (1)

9'11" x 6'8"

Plus storage, recess

SHOWER ROOM

Glazed shower cubicle, pedestal wash hand basin, low flush W/C, extractor fan

FIRST FLOOR

ENTRANCE HALL.

LOUNGE

15'9" x 11'11"

KITCHEN

12'0" x 8'4"

Range of high and low level unit, round edge worksurfaces, single drainer stainless steel sink unit, cooker point, plumbed for washing machine, wall tiling, extractor fan

BEDROOM (1)

9'10" x 8'10"

SECOND FLOOR

LANDING

Access to roofspace, hot press insulated copper cylinder

BEDROOM (2)

15'10" x 12'0"

BEDROOM (3)

10'1" x 9'10"

OUTSIDE

Yard to rear, boiler house with oil fired boiler, PVC oil storage tank

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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.

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.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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