



## Lynnwood, Chichester Park Central, (Adjacent To 1 Palace Gardens), Belfast, BT15 5DT

Auction Guide £269,950

- Handsome red brick double fronted detached villa in popular residential area
- 4 Reception rooms
- Bathroom and separate W/C
- Utility room
- Car parking space/ Garage
- 8 Bedrooms
- Kitchen
- Oil fired central heating
- Double glazing in uPVC frames
- Storage/ workshop

# Lynnwood, Chichester Park Central, Belfast BT15 5DT

This is a handsome double fronted detached family home situated in a highly regarded residential area conveniently located to excellent schools, shops and public transport facilities. The property is in need of extensive modernisation and has been priced accordingly. Extended to approximately 3500 sq feet, the property is enhanced by an abundance of character and charm and including many original features. Viewing is advised.



Council Tax Band:



## GROUND FLOOR

### RECEPTION PORCH

Original tiles, cornicing, arched window

### RECEPTION HALL

Cornicing, feature staircase, understairs storage

### LOUNGE

17'10" x 14'11"

Cast iron fireplace

### DRAWING ROOM

18'11" x 14'5"

Feature fireplace, cornicing, picture rail

### FAMILY ROOM

17'10" x 14'1"

Feature fireplace, cornicing

### KITCHEN/ DINING AREA

18'2" x 12'2"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap with vegetable sink, inlaid hob unit and double oven, tiling, casual dining area, brick feature, cornicing

### REAR HALL

Cloakroom

### CLOAKS

Low flush W/C, pedestal wash hand basin, ceramic tiled flooring

### UTILITY ROOM

13'3" x 11'0"

Double drainer stainless steel sink unit with mixer tap, doors to garden

## FIRST FLOOR

### LANDING

Cornicing

### SEPARATE W/C

Fully tiled walls, ceramic tiled flooring

### SHOWER ROOM

Shower unit, ceramic tiled flooring, fully tiled walls

### BATHROOM

White panelled bath with mixer tap, pedestal wash hand basin, fully tiled walls, mirror, timber ceiling

### BEDROOM (1)

18'8" x 13'1"

Feature fireplace

### BEDROOM (2)

17'7" x 14'1"

Into bay, tiled fireplace

### BEDROOM (3)

17'10" x 15'3"

Cornicing

### BEDROOM (4)

14'9" x 12'8"

## SECOND FLOOR

### BEDROOM (5)

14'2" x 12'0"

### BEDROOM (6)

14'2" x 13'6"

### BEDROOM (7)

13'8" x 13'6"

### BEDROOM (8)

14'3" x 12'6"

### OUTSIDE

Front: garden

Side: garden

Rear: Attached greenhouse, oil fired boiler, courtyard, gating

### GARAGE

56'0" x 9'1"

Oil fired boiler

## STORAGE/ WOODEN STORAGE

### 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.

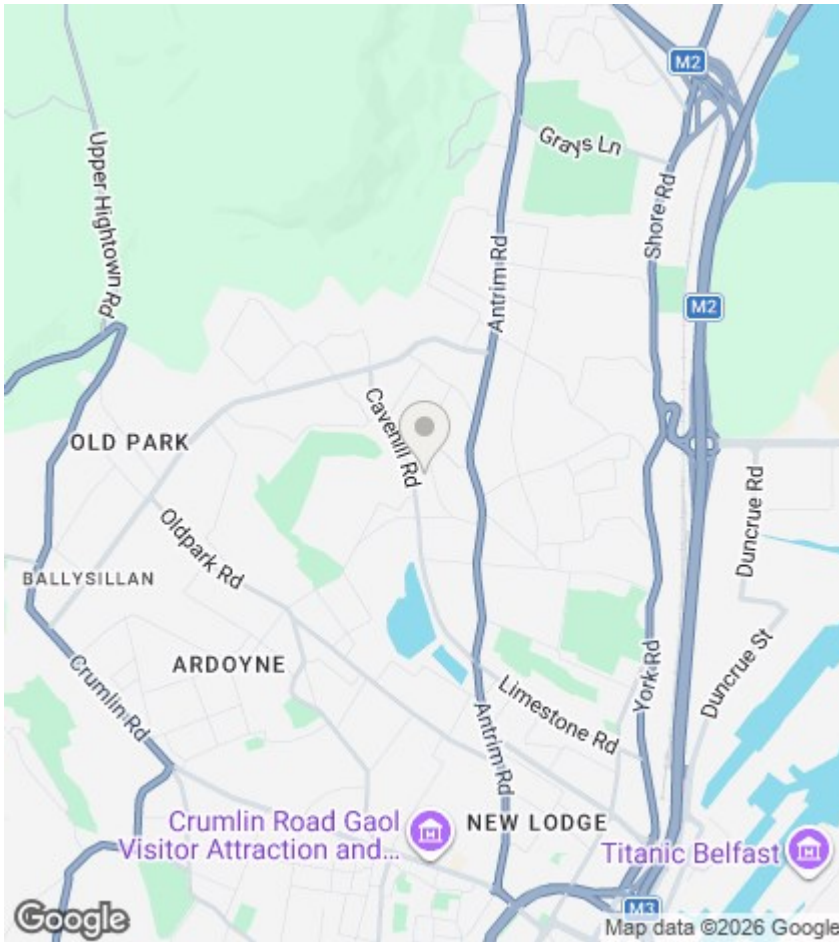
In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

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 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.



## Directions

## Viewings

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

## EPC Rating:

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