


FOR SALE BY AUCTION
PLEASE READ DESCRIPTION



**58 HILLSBOROUGH OLD ROAD,
LISBURN, BT27 5EW**



- For Sale By Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneer 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.
- An End Terrace Property In Need Of Upgrading And Modernisation / CASH OFFERS ONLY
- Lounge With Tiled Fireplace And Laminated Timber Floor
- Kitchen And Dining Area
- Bathroom With Coloured Suite

PRICE: BIDS IN EXCESS OF £64,950

**VIEWING BY APPOINTMENT THROUGH AGENTS
ENERGY EFFICIENCY RATING D67**

REF:DL07052610HG

- Two Bedrooms
- Good Sized Rear Garden With Private Aspects
- Small Summer House
- Gas Fired Central Heating System With Worcester Combi Boiler
- Excellent Investment Opportunity

ACCOMMODATION:

Measurements are approximate

LOUNGE: 4.68m (15'4") x 3.63m (11'11")

Measurement taken into bay window and to widest points. Tiled fireplace and hearth. Mahogany surround. Laminated timber floor.

DINING AREA: 2.90m (9'6") x 2.20m (7'3")

Laminated timber floor. Measurement to include staircase. Open plan to kitchen.

KITCHEN: 3.12m (10'3") x 2.10m (6'11")

Measurement taken to widest points. Built in units. Single drainer stainless steel sink unit. Mixer tap.

BATHROOM: Coloured suite. Panelled bath. Pedestal wash hand basin. Close couple low flush WC. Tiled walls. Worcester gas combi boiler. Cupboard storage area with light.



FIRST FLOOR

BEDROOM (1): 3.63m (11'11") x 2.92m (9'7")

Built in cupboard.

BEDROOM (2): 3.63m (11'11") x 2.92m (9'7")

Currently divided into 2 rooms.



OUTSIDE:

Good sized rear garden with private aspects. Laid in lawn. Mature trees and shrubs. Paved patio area. Small summer house. Outside store with access to rear garden. Right of way access to adjoining properties.

DIRECTIONS: From Union Bridge turn into Young Street and then continue into Hillsborough Old Road, number 58 is on the right.

TENURE: We have been advised the tenure for this property is leasehold and a nominal ground rent is not demanded, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £667

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 and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



58 Hillsborough Old Road, Lisburn

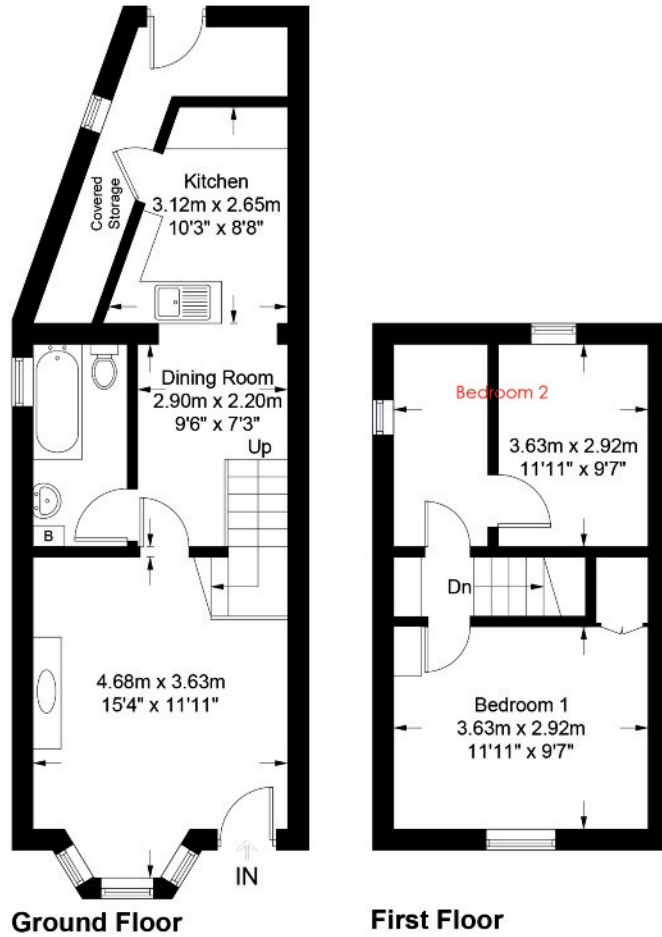
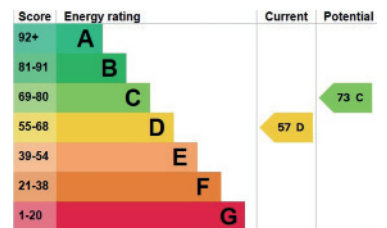


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293842)



VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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