



12 PLANTATION DRIVE, LISBURN, BT27 5BJ

- 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.
- A Mid Terrace Property In Need Of Modernisation And Upgrading / CASH OFFERS ONLY
- Popular Cul De Sac Location Convenient To Lisburn, Sprucefield And South Belfast
- Three Bedrooms (One Could Be Converted To Bathroom)
- Two Reception Rooms And Small Kitchen

PRICE: BIDS IN EXCESS OF £69,950

VIEWING BY APPOINTMENT THROUGH AGENTS
ENERGY EFFICIENCY RATING D63

REF:DL021225HG

- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Extensive Rear Garden

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door.



SITTING ROOM:

3.44m (11'3") x 3.31m (10'10")

Cast iron and tiled fireplace.



LIVING ROOM:

3.33m (10'11") x 2.75m (9'0")

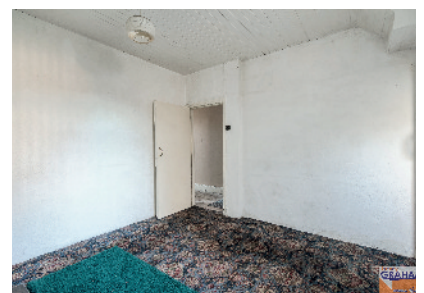
Tiled fireplace



KITCHEN:

2.08m (6'10") x 1.88m (6'2")

Built in units with bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Storage under stairs. PVC double glazed back door.



FIRST FLOOR

BEDROOM (1): 4.54m (14'11") x 2.75m (9'0")

Gas fired boiler. Cast iron decorative fireplace.

BEDROOM (2): 3.3m (10'10") x 2.75m (9'0")

Built in cupboard.

BEDROOM (3): 2.33m (7'8") x 1.8m (5'11")

Potential bathroom.

OUTSIDE: Front garden laid in lawn. Extensive rear garden laid in lawn. Garden store. Outside wc.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £tbc, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2025 to March 2026 £545.88

DIRECTIONS: From Saintfield Road turn into Plantation Road and then left into Plantation Avenue, turn left into Plantation Drive, number 12 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.

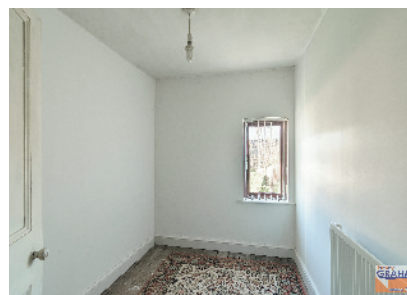
The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

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.



12 Plantation Drive, Lisburn



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1260319)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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