



44 ALANBROOKE AVENUE, LISBURN, BT27 5HS



- 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 Occupying A Spacious Setting Within This Popular and Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door
- Lounge With Tiled Fireplace

PRICE: BIDS INVITED IN EXCESS OF £114,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E46

REF: DL230226SR

- Separate Dining Room
- Kitchen
- Three Bedrooms (One With Built In Storage Cupboard And Hotpress)
- Modern Tiled Shower Room
- Front Paved Patio Garden With Path To Entrance Door / Rear Patio Garden With Driveway
- Spacious Side Garden Laid In Lawn With Potential For Development (Subject To Necessary Planning, Approvals And Title)
- Garage With Up And Over Door
- Oil Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door.



LOUNGE:

14' 0" x 12' 4" (4.27m x 3.77m)

Measurements taken to widest points. Tiled fireplace with log effect electric fire.



DINING ROOM:

12' 2" x 9' 0" (3.71m x 2.74m)

KITCHEN:

12' 4" x 5' 8" (3.77m x 1.73m)

Range of high and low level units. Wood grain effect round edge work surfaces. Concealed extractor unit. Space for oven and hob. Space for fridge freezer. Single drainer stainless steel Franke sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Built in storage cupboard. Mahogany effect PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

12' 6" x 11' 7" (3.80m x 3.54m)

Measurements taken to widest points.



BEDROOM (2):

12' 6" x 8' 2" (3.80m x 2.48m)

BEDROOM (3):

8' 11" x 6' 11" (2.71m x 2.11m)

Built in storage cupboard. Hotpress.



MODERN TILED SHOWER ROOM:

Quadrant shower cubicle with Mira Sport electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Front paved patio garden with gravel area. Path to entrance door with gated entrance. Rear patio garden. Driveway with double gates. Spacious side garden laid in lawn. Outside light. PVC oil storage tank.

GARAGE:

15' 11" x 8' 7" (4.85m x 2.61m)

Up and over door. Oil fired boiler. Power.



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.



TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £751.00

DIRECTIONS

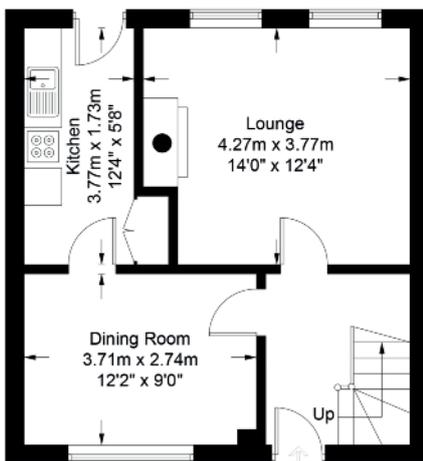
From Ballynahinch Road turn onto Montgomery Drive. Turn right onto Alanbrooke Avenue. Number 44 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

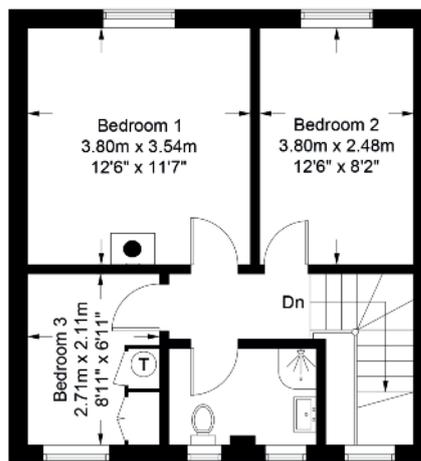


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

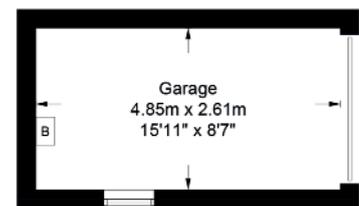
44 Alanbrooke Avenue



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277333)

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