



3 ORANGE HALL LANE, LISBURN, BT28 2UL



- 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 Semi Detached Bungalow Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Tiled Fireplace / Separate Dining Room

PRICE: BIDS INVITED IN EXCESS OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D62

REF: DL160326SR55

- Conservatory With Wood Effect Tiled Floor And PVC Double Glazed Door To Rear Patio Garden
- Kitchen
- Three Bedrooms (One With Built In Storage Cupboard)
- Bathroom With White Suite
- Part Floored Roofspace With Aluminium Sliding Ladder
- Front Garden Laid In Lawn With Tarmac Driveway / Enclosed Rear Patio Garden Laid In Paving
- Detached Garage With Up And Over Door
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door.

LOUNGE:

15' 10" x 10' 11" (4.82m x 3.34m)

Tiled fireplace with open fire.

DINING ROOM:

10' 7" x 10' 6" (3.23m x 3.19m)

CONSERVATORY:

10' 7" x 9' 7" (3.23m x 2.91m)

PVC double glazed door to rear patio garden. Wood effect tiled floor.

KITCHEN:

10' 7" x 7' 11" (3.23m x 2.41m)

Range of high and low level units. Round edge work surfaces. Space for oven and hob. Extractor unit. Single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Built in storage cupboard. PVC double glazed door to conservatory.



BEDROOM (1):
12' 8" x 8' 8" (3.85m x 2.65m)

BEDROOM (2):
11' 9" x 8' 1" (3.57m x 2.46m)

BEDROOM (3):
9' 5" x 6' 8" (2.87m x 2.03m)
Built in storage cupboard.



BATHROOM:
White suite. PVC panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low flush wc. Built in storage cupboard. Part tiled walls.

ROOFSPACE:
Aluminium sliding ladder. Part floored. Light. Gas fired boiler.

OUTSIDE
Front garden laid in lawn with paved path to entrance door. Tarmac driveway with double gates. Enclosed rear patio garden laid in paving. Lawn areas with mature trees and shrubbery. Outside tap.

DETACHED GARAGE:
20' 11" x 10' 2" (6.38m x 3.09m)
Up and over door. Light and power. Work bench with low level units.

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.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £20. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £1,001.00

DIRECTIONS

From Ballymacash Road turn onto Orange Hall Lane. Number 3 is on the left.

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.

3 Orange Hall Lane



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