



**Brian  
Todd**  
co.uk

**35 Kitcheners Avenue, Larne, BT40 2AB**

**Guide Price £70,000**

## FEATURES

- **MID TOWN HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **TWO RECEPTION ROOMS**
- **GALLEY STYLE FITTED KITCHEN**
- **TWO BEDROOMS**
- **BATHROOM WITH MODERN WHITE SUITE**
- **GARAGE WITH PARKING TO THE REAR**
- **MUCH SOUGHT AFTER RESIDENTIAL LOCATION**
- **CHAIN FREE**

For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Situated in a much sought after residential area of Larne and enjoying views to the surrounding area, this is an excellent opportunity for the purchaser to acquire this mid town house situated within easy reach of the Town Centre and all local amenities.

Comprising of two reception rooms, galley style fitted kitchen, two bedrooms and bathroom with modern white suite, the property, externally, benefits from a garage with parking, to the rear.

Highly recommended, viewing is strictly by appointment only through Agents.

### **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 PROPERTY COMPRISES:**

### **Ground Floor**

#### **ENTRANCE HALL:**

#### **LIVING ROOM:**

Feature fireplace, laminate wood flooring and display shelving.

#### **KITCHEN:**

Galley style kitchen with a good range of fitted upper and lower level units. Fitted extractor fan and plumbed for automatic washing machine. Floor tiling. Part wall tiling.

### **First Floor**

#### **BEDROOM (1):**

#### **BEDROOM (2):**

#### **BATHROOM:**

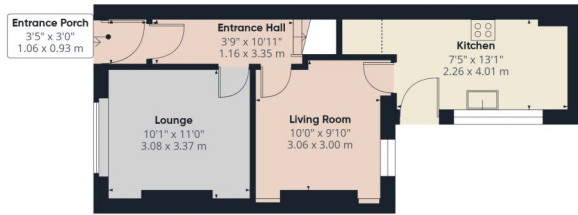
Modern white suite incorporating push button W.C., vanity style wash hand basin and panelled bath with shower and screen. Floor tiling. Part wall tiling.

### **Outside**

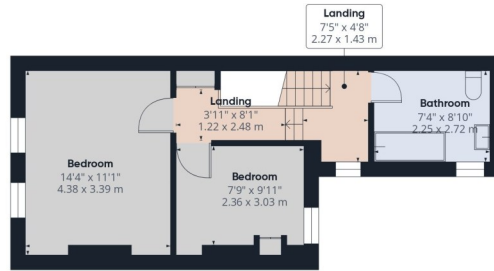
#### **GARAGE:**

With parking.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1012 ft<sup>2</sup>

94 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

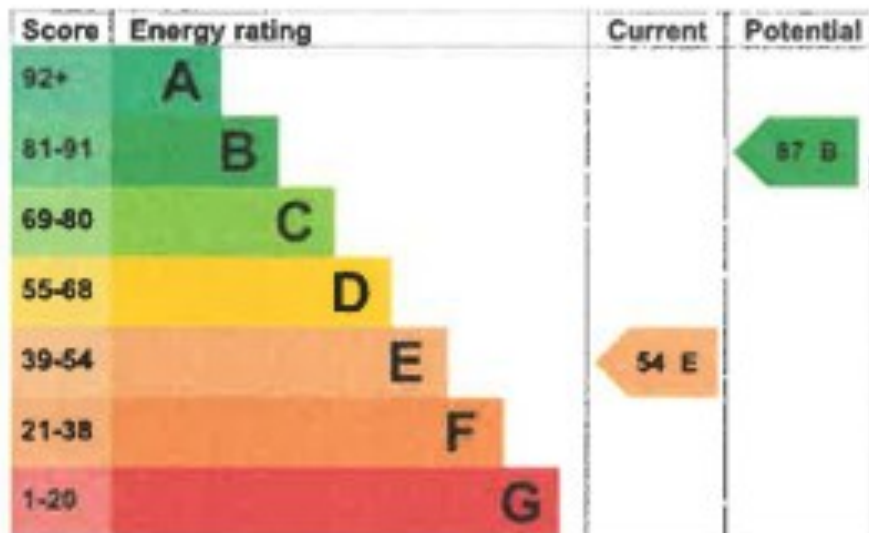
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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