



**Brian
Todd**
co.uk

40 Old Glenarm Road, Larne, BT40 1NQ

Guide Price £79,950

FEATURES

- **MID TOWN HOUSE**
- **UPVC DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **SPACIOUS LOUNGE WITH OPEN FIRE**
- **MODERN FITTED KITCHEN**
- **TWO BEDROOMS**
- **WHITE BATHROOM SUITE**
- **RAISED REAR GARDEN IN LAWN**
- **PEDESTRIAN ACCESS TO REAR**

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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Situated in a convenient central location, and within walking distance to the Town Centre and all local amenities this is an excellent opportunity for both the first time buyer and investor alike to acquire this comfortable mid town house. Comprising of a spacious lounge, modern fitted kitchen, two bedrooms and bathroom with white suite, the property, externally, has a raised rear garden in lawn and pedestrian access beyond.

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 PORCH:

LOUNGE:

Open fire and wooden floor.

MODERN FITTED KITCHEN:

Good range of upper and lower level fitted units.

Integrated electric hob and oven. Stainless steel sink unit.

Ceramic tiled floor.

First Floor

BEDROOM (1):

BEDROOM (2):

BATHROOM:

Modern white suite incorporating panelled bath with shower attachment and mixer taps, low level W.C. and pedestal wash hand basin. Tiling.

Outside

Walled front garden.

Raised garden in lawn, shed and pedestrian access beyond.



Approximate total area⁽¹⁾
645 ft²
59.9 m²

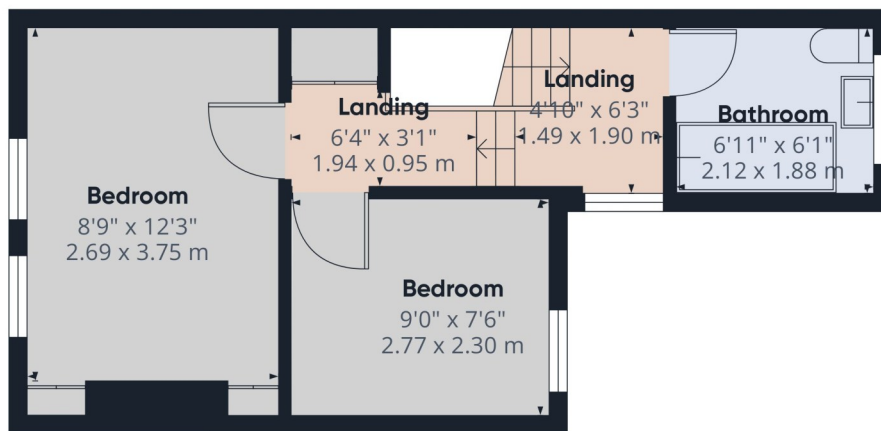
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	62 D
39-54	E		
21-38	F		
1-20	G		



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These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.

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