



**Brian
Todd**
co.uk

26 Cairngorm Walk, Larne, BT40 2JP

Guide Price £75,000

FEATURES

- **END TERRACE HOUSE**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **LOUNGE - FEATURE FIREPLACE**
- **FITTED KITCHEN - INTEGRATED EXTRACTOR FAN**
- **CASUAL DINING AREA**
- **BATHROOM - WHITE SUITE**
- **THREE BEDROOMS**
- **LOW MAINTENANCE WALLED FRONT GARDEN**
- **ENCLOSED REAR YARD WITH STORE**
- **POPULAR 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Situated in a popular residential area of Larne, it is a pleasure to offer for sale this comfortable end town house. Close to local amenities including schools, parks and churches, the property comprises of a lounge, fitted kitchen, casual dining area, bathroom with white suite and three bedrooms. Externally, the property benefits from a low maintenance walled front garden and enclosed yard to rear. Chain Free, 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:

LOUNGE:

Feature fireplace. Laminate wood flooring.

KITCHEN/DINING ROOM:

Range of fitted upper and lower level units with integrated extractor fan. Plumbed for automatic washing machine. Floor tiling to kitchen area. Part wall tiling. Casual dining area.

First Floor

LANDING:

Storage.

BEDROOM (1):

Laminate wood flooring.

BEDROOM (2):

Laminate wood flooring.

BEDROOM (3):

BATHROOM:

White suite incorporating push button W.C., wash hand basin and panelled bath. Separate shower cubicle.

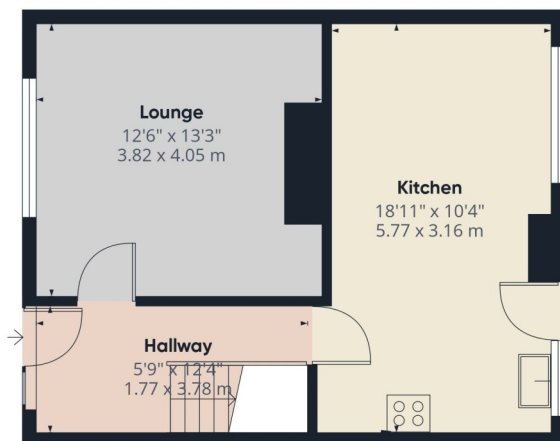
Outside

GARDENS:

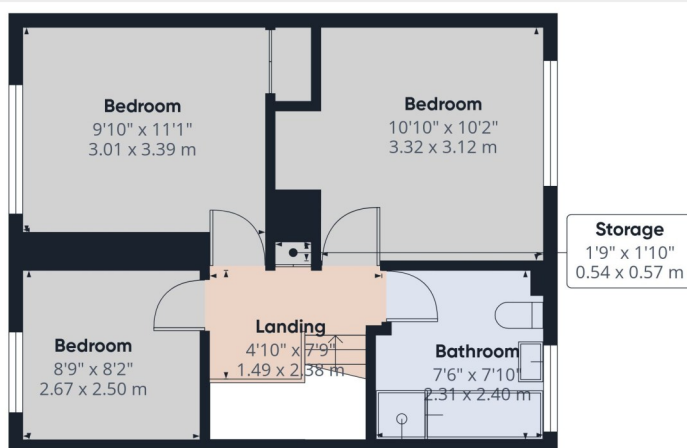
Low maintenance walled front garden.

Rear yard with boiler store.





Floor 0



Floor 1

Approximate total area^m
831 ft²
77.2 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	41 E	
21-38	F		
1-20	G		



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