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## **44 Wallasey Park, Belfast**

### **Starting Bid: £119,950.00**



For sale by Cairns and Downing 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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to welcome to the market this superb 2 bedroom semi detached property, with plenty of space and being well finished throughout. The location couldn't be better, being a short journey into Belfast City Centre. Belfast itself boasts plenty of restaurants, schools, shops, boutiques and local amenities.

Internally this home offers an entrance hall through to spacious lounge, kitchen, downstairs bathroom, two double bedrooms and separate WC upstairs.

The lounge area avails of a log effect electric fire and the kitchen boasts a gorgeous kitchen plus rear hallway with utility area with door leading to large rear garden. There is also a downstairs family bathroom. Upstairs are 2 double bedrooms with a separate WC.

Outside there is a large garage, and having a highly sought after south facing garden the space surrounding this property is fantastic for enjoying the good weather.

An Excellent Semi-Detached Property  
Entrance Hall With PVC Composite Entrance Door  
Spacious Lounge With Log Effect Electric Fire  
Kitchen With Integrated Appliances And Built In Breakfast Bar  
Rear Hall With Utility Area  
Bathroom With White Suite And Tiled Bath  
Two Double Bedrooms With Laminate Flooring  
Separate WC  
South Facing Rear Garden With Patio Area And Large Garage  
Oil Fired Central Heating And PVC Double Glazed Doors And Windows  
Tenure: Freehold  
EPC: E  
Rates: £586.91

TO VIEW OR MAKE A BID Contact Cairns and Downing or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

### **Auctioneer's 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, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase 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.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.