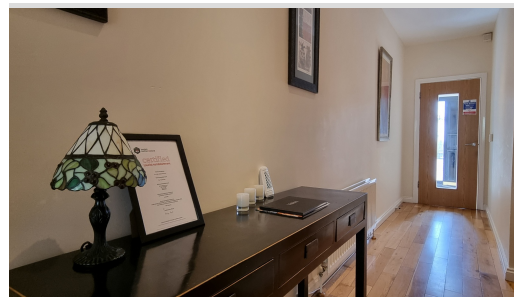


Reeds Rains Estate Agents & Letting Agents
Reeds Rains
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30 Old Shore Court, Carrickfergus

Starting Bid: £184,950.00



For sale by Reeds Rains Estate Agents & and Ulster Property Sales (UPS), Carrickfergus 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.

This townhouse is a spacious and excellent family accommodation that boasts four bedrooms, making it perfect for families who need ample space. The master bedroom is particularly impressive, measuring 16' x 15', and provides a comfortable and relaxing space. Additionally, the property features en suite shower rooms off bedrooms one and four, as well as a family bathroom with a white suite and separate WC.

The townhouse is well-presented throughout and features double glazed windows in uPVC frames, which help to keep the property warm and energy-efficient. The gas heating system is also a great feature, ensuring that the property is always warm and comfortable.

The lounge, which measures, 19'3 x 15'11, features wooden flooring and a fireplace. The kitchen is open plan to the dining area and comes complete with a built-in oven, hob, and stainless steel chimney style extractor.

The property also boasts an integral garage and off-road parking space, as well as an enclosed garden at the rear. The cul de sac location is convenient to transport links, making it easy for residents to get around.

Overall, this townhouse is an excellent choice for families who need plenty of space and want to live in a well-presented and convenient property.

Features

Spacious townhouse

Four bedrooms

16' x 15' master bedroom

Double glazed windows in uPVC frames

Gas heating system

Excellent family accommodation

EPC C

Tenure: Freehold

Rates: £1547.36

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents & and Ulster Property Sales (UPS), Carrickfergus or iamsoldni.com

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](http://iamsold.com).

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](http://iamsold.com) 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 firm's 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.

FIRST FLOOR

ENTRANCE PORCH

Tiled flooring, glazed doors to:

ENTRANCE HALL

Solid wood flooring, radiator, doors to:

BEDROOM FOUR/GUEST ROOM

3.43m x 3.18m

Double glazed window to rear aspect, radiator, solid wood flooring, door to en-suite.

EN-SUITE

White suite comprising low flush Wc, pedestal sink and shower cubicle, ceramic tiled flooring.

FIRST FLOOR LANDING

Stairs to second floor, doors to:

FIRST FLOOR CLOAKROOM

White suite comprising low flush WC, pedestal sink, radiator, fully tiled walls and ceramic tiled flooring.

KITCHEN/DINER

4.88m x 3.18m

Double glazed window to rear aspect, range of high and low level units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, integrated oven and four ring gas hob with extractor fan over, radiator, marble flooring.

DINING AREA

LOUNGE

5.82m x 4.85m

Double glazed window to front aspect, fireplace with pine surround, granite hearth, radiator.

SECOND FLOOR

SECOND FLOOR LANDING

Access to loftspace, airing cupboard, radiator, doors to:

BEDROOM ONE

4.88m x 4.67m

Double glazed window to front aspect, radiator, door to en-suite.

EN-SUITE.

White suite comprising low flush Wc, pedestal sink and shower cubicle, ceramic tiled flooring, radiator.

BEDROOM TWO

3.18m x 2.39m

Double glazed window to rear aspect, radiator.

BEDROOM THREE

3.20m x 2.36m

Double glazed window to rear aspect, radiator.

BATHROOM

White suite comprising low flush Wc, pedestal sink, panel enclosed bath, ceramic tiled flooring.

OUTSIDE

GARAGE

4.78m x 3.43m

Up and over door, low level storage units with roll edge worktops, inset stainless steel sink and drainer with mixer tap over, plumbed for washing machine.

GARDENS AND GROUNDS

To the rear of the property there is a garden part laid to lawn with timber deck and raised flowerbeds, whilst at the front a driveway.