

Reeds Rains Estate Agents & Letting Agents
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BELFAST
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16 Ascot Park, Belfast

Starting Bid: £245,000.00



For sale by Reeds Rains Estate Agents 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.

Positioned just off the Knock dual carriageway is the attractive 4 bed red brick detached family home.

Offering a plethora of internal accommodation, whilst equally enjoying an abundance of natural light throughout, this fine property represents superb value for money in today's market.

The highly regarded Ballyhackamore Village benefitting from the vast array of shopping facilities, restaurants and attractions is close to hand whilst Belfast city centre and the surrounding towns are easily accessible.

This impressive home is enhanced further by falling within the catchment area to an excellent selection of schooling for all ages.

All in all, a fantastic home which simply must be viewed internally to appreciate in its full entirety.

KEY FEATURES

Impressive Red Brick Detached Family Home
Deceptively Generous Accommodation
Bright And Tastefully Decorated Throughout
Four Bedrooms - Master With En-Suite Shower Room
Welcoming Entrance Hall
Drawing Room Open Plan To Raised Dining Area With Aspect To Rear
Modern Fitted Kitchen Open Plan To Family Room
Snug
Utility Room
Downstairs W/C
White Family Bathroom Suite
Oil Fired Central Heating
uPVC Double Glazed Windows
Integrated Garage
Driveway Car Parking
Well Tended Garden To Front And Enclosed Private Garden To Rear
Hugely Popular And Highly Sought After Residential Location
Belfast City Centre Is Easily Accessible
Early Internal Inspection Is Strongly Encouraged
Tenure: Leasehold
Rates: £2400
EPC E

TO VIEW OR MAKE A BID Contact Reeds Rains Estate Agents or iamsold,
www.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.

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 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.