

**Colin Graham Residential**  
**Colin Graham Residential**  
**319 Antrim Road**  
**NEWTOWNABBEY**  
**BT36 5DY**  
**t: 02890 832832**

**email: [office@colingrahamresidential.com](mailto:office@colingrahamresidential.com)**

## **40 Graymount Crescent, Newtownabbey**

**Starting Bid: £79,950.00**



For sale by Colin Graham Residential 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.

**\*\*CASH BUYERS ONLY\*\***

Well presented, extended three bedroom semi detached home with private driveway and matching detached garage, located within the popular Graymount development, Shore Road, Newtownabbey.

The property comprises entrance hall, lounge with open fire, kitchen with open arch to dining area, three first floor bedrooms and shower room with white three piece suite. Externally there is a private driveway, garage and gardens front, side and rear. Other attributes include oil heating, PVC double glazing and convenient location.

Ideal first time buy / buy to let investment alike. Early viewing highly recommended.

Features

Extended Semi Detached Home  
Three Bedrooms  
Lounge With Open Fire  
Kitchen With Open Arch To Dining Area  
Modern Fitted Kitchen  
Shower Room With White Three Piece Suite  
Oil Heating; PVC Double Glazing  
Private Driveway; Detached Garage  
Gardens Front, Side & Rear  
Ideal First Time Buy / Buy To Let Investment  
Tenure: Leasehold (940 years)  
Rates: £391.28  
EPC F

TO VIEW OR MAKE A BID Contact Colin Graham Residential or [iamsold NI](http://iamsoldni.com),  
[www.iamsoldni.com](http://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](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.

## Ground Floor

### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Access to under stairs storage.

### LOUNGE

4.66m x 3.00m (15'3" x 9'10")

Open fire with tiled hearth. Dual aspect windows. Wood laminate floor covering.

### KITCHEN

2.78m x 2.74m (9'1" x 8'11")

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Space for tumble dryer. Splash back tiling to walls. Tiled floor.  
Open arch leading to:

### DINING AREA

2.56m x 1.95m (8'4" x 6'4")

Dual aspect windows. Tiled floor. PVC double glazed door to rear garden.

## First Floor

### LANDING

Access to shelved hot press and roof space.

### BEDROOM 1

3.02m x 2.68m (wps) (9'10" x 8'9" (wps))

### BEDROOM 2

2.85m x 2.78m (wps) (9'4" x 9'1" (wps))

Wood laminate floor covering.

### BEDROOM 3

2.17m x 1.86m (plus wardrobe space) (7'1" x 6'1")

Built in wardrobe.

### SHOWER ROOM

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Half tiling to walls. Tiled floor. Access to built in store.

## External

Front and side garden finished in lawn, slate chippings and range of plants, trees and shrubbery.

Paved rear garden with oil fired central heating boiler and PVC oil storage tank.

External lighting.

Double gates leading to concrete private driveway area.

### MATCHING DETACHED GARAGE

5.19m x 2.72m (17'0" x 8'11")

Up and over door. Separate service door to rear.