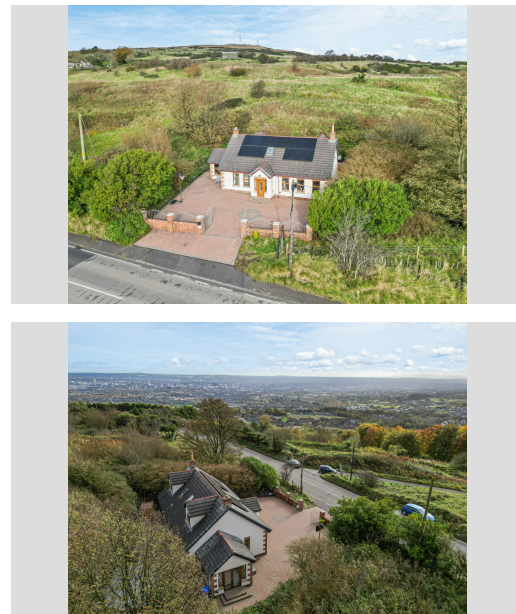


Colin Graham Residential
Colin Graham Residential
319 Antrim Road
NEWTOWNABBEY
BT36 5DY
t: 02890 832832

email: office@colingrahamresidential.com

1085 Crumlin Road, Belfast

Starting Bid: £249,950.00



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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Well presented, four bedroom/three en suite/two+ reception, detached family home with elevated rural views towards Belfast, conveniently located on the Crumlin Road, North Belfast.

The property comprises entrance hall with gallery landing, lounge, sun lounge, kitchen with informal dining area, utility room, four bedrooms, three with en suite facilities, and separate bathroom, with white, three piece suite.

Externally, the property enjoys generous sized private driveway area, finished in brick pavior, and low maintenance rear garden.

Other attributes include PVC double glazing, oil fired central heating, owned solar panels, and optic fibre broadband connection.

Features

Detached Family Home
Four Bedroom; Two+ Reception
Sun Lounge
Kitchen With Informal Dining Area
Utility Room
Family Bathroom
Three En Suite Shower Rooms
Oil Heating; Owned Solar Panels; PVC Double Glazing
Generous Sized Private Driveway; Low Maintenance Garden
Elevated Rural Views Towards Belfast
Energy Rating C79/B82

EXTERNAL

Double gates, leading to, generous sized, private driveway area, finished in brick pavior.
External lighting.
PVC soffts, fascia and rainwater goods.
Owned solar panels.
Low maintenance rear garden.
Outside tap.
External power points.
Oil fired central heating boiler.
PVC oil storage tank.

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor, gallery landing. Vaulted ceiling. Access to hot press.

LOUNGE

5.49m x 4.57m (wps) (18'0" x 14'11" (wps))
Open fire in cast iron fireplace with granite hearth and surround. Dual aspect windows.
Elevated, rural views. Tiled floor.

SUN LOUNGE

3.31m x 3.22m (10'10" x 10'6")
Vaulted ceiling. Elevated, rural views. Wood laminate floor covering. PVC double glazed, French doors to garden.

KITCHEN WITH INFORMAL DINING AREA

4.59m x 4.19m (15'0" x 13'8")
Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, gas hob with extractor hood over. Integrated oven. Space and plumbed for dishwasher. Twin, glass fronted display cabinets. Splashback tiling to walls. Wood laminate floor covering. Access to utility room and sun lounge.

UTILITY ROOM

3.20m x 1.58m (10'5" x 5'2")

Low level, fitted storage units. Stainless steel sink unit with draining bay. Space for American style fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed, French door, leading to rear garden.

BEDROOM 3

3.58m x 3.25m (11'8" x 10'7")

Elevated, rural views towards Belfast. Timber flooring.

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, wash hand basin and WC. Thermostat controlled mains shower unit.

BEDROOM 4

3.17m x 2.87m (10'4" x 9'4")

Timber flooring.

FAMILY BATHROOM

White, three piece suite comprising panelled corner bath, vanity unit and WC. Half tiling to walls. Tiled floor.

FIRST FLOOR

GALLERY LANDING

PRINCIPAL BEDROOM

4.60m x 3.75m (plus wardrobe space) (15'1" x 12'3")

Wall to wall fitted wardrobes in mirror panelled, sliding doors. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Part tiling to walls. Towel radiator. Tiled floor.

BEDROOM 2

4.57m x 3.53m (wps) (plus wardrobe space) (14'11")

Wall to wall fitted with mirror panelled, sliding doors. Wood laminate floor covering. Dual aspect windows.

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To access the legal pack, please copy and paste the link below

<http://www.iamsoldni.com/properties/41e33762b8ad4e7fa14a278219eccd02/auction-pack>

TO VIEW OR MAKE A BID Contact Colin Graham Residential 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. iamsold 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.

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