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## **4 Lyndhurst Grove, Belfast**

### **Starting Bid: £169,950.00**



For sale by Colin Graham Residential via the [iamsoold](https://www.iamsoold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsooldni.com](https://www.iamsooldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Recently refurbished, spacious, three bedroom, semi detached home with large detached garage, occupying a cul-de-sac position within the popular Lyndhurst area of North Belfast.

The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, bathroom, and three well-proportioned bedrooms.

Externally, the property enjoys private driveway, garage, and fully enclosed rear garden.

Other attributes include gas heating and convenient location.

Early viewing highly recommended.

**Highlights**

**Spacious Semi Detached Home**

Three Well-Proportioned Bedrooms  
Bay Fronted Lounge  
Kitchen With Informal Dining Area  
Bathroom; White Three Piece Suite  
Gas Heating  
Private Driveway  
Large, Detached Garage  
Fully Enclosed Rear Garden  
Convenient Location  
Energy Rating D68/B81

#### ACCOMMODATION

##### ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Access to under stairs store.

##### LOUNGE

4.44m x 4.05m (wps) (14'6" x 13'3" (wps))

Wood laminate floor covering. Bay window to front elevation. Timber clad chimney breast.

##### KITCHEN WITH INFORMAL DINING AREA 4.10m x 2.95m (13'5" x 9'8")

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. Cooker point with extractor hood over. Space for under counter fridge. Plumbed and space for washing machine. Glass fronted display cabinets. Bay window to rear elevation. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.

##### REAR HALL

Stairwell to first floor.

##### FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Glass shower screen over bath. Chrome towel radiator.

##### FIRST FLOOR

##### LANDING

Access to partially floored roof space (with gas fired central heating boiler) via slingsby style ladder.

##### BEDROOM 1

3.29m x 3.20m (10'9" x 10'5")

Wood laminate floor covering.

##### BEDROOM 2

3.48m x 2.96m (11'5" x 9'8")

Wood laminate floor covering.

##### BEDROOM 3

2.54m x 2.04m (8'3" x 6'8")

Built in wardrobe. Wood laminate floor covering.

#### EXTERNAL

Generous sized paved driveway area, extending to front and side.

External lighting.

Fully enclosed rear garden, finished in lawn, paved patio areas and decorative stone.

Outside tap.

#### LARGE DETACHED GARAGE

6.12m x 2.79m (20'0" x 9'1")

Up and over door. Separate service door. Power and light.

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

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.

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