



**22 SAINTFIELD ROAD,
LISBURN, BT27 5BD**



• For Sale by Henry Graham Estate Agents Via The [iamsold](https://www.iamsold.com) Online Bidding Platform Please Note Auctioneers Comments

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

• An End Terrace Property Situated Within This Popular Residential Location Convenient To Lisburn City Centre And With Easy Access To M1 Motorway For Commuting To Belfast Or Further Afield

• Entrance Hall With Double Glazed Entrance Door

• Lounge With Tiled Fireplace And Bay Window

• Dining Room With Tiled Fireplace

PRICE: OFFERS IN THE REGION OF £134,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F35

REF: DL280624SR

- Kitchen With Access To Lean To
- Three Bedrooms
- Modern Shower Room
- Spacious Front Garden Laid In Lawn With Path To Entrance Door
- Enclosed Exterior Rear Yard
- Exterior Store With Low Flush WC
- Boiler House With Worcester Oil Fired Boiler
- Oil Fired Central Heating System
- Part PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Double glazed entrance door.



LOUNGE:

14' 5" x 11' 5" (4.39m x 3.49m)

Measurements taken into bay window. Tiled fireplace with open fire. Glazed door leading to dining room with glazed side panels.



DINING ROOM:

12' 4" x 9' 11" (3.77m x 3.03m)

Measurements taken to widest points. Tiled fireplace with open fire. Storage under stairs.



KITCHEN:

9' 11" x 7' 0" (3.02m x 2.14m)

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Recessed spotlights.

LEAN TO:

8' 6" x 7' 11" (2.58m x 2.42m)

Glazed door to exterior rear yard.



FIRST FLOOR

BEDROOM 1:

10' 0" x 9' 11" (3.04m x 3.01m)



BEDROOM 2:

11' 6" x 8' 8" (3.50m x 2.65m)



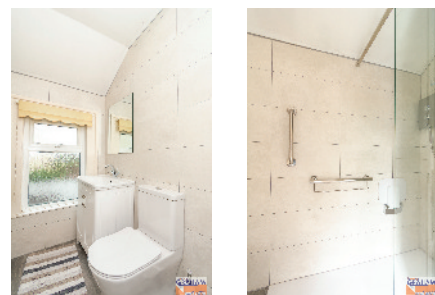
BEDROOM 3:

8' 10" x 6' 10" (2.70m x 2.09m)



MODERN TILED SHOWER ROOM:

Shower enclosure with Mira Decor electric shower. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Wood effect tiled floor. Hotpress.



OUTSIDE

Spacious front garden laid in lawn with mature trees and shrubbery. Path to entrance door with gated entrance. Gravel area to side. Paved area to side with garden shed. PVC oil storage tank. Enclosed exterior rear yard. Store with low flush wc. Boiler house with Worcester oil fired boiler.

(Please note, there is a right of way access across the rear of the property.)

Auctioneers 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, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale 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.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £15, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £826.50

DIRECTIONS

From Lisburn City Centre continue onto Sloan Street. From Sloan Street continue onto Saintfield Road. Number 22 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



22 Saintfield Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F	35 F	
1-20	G		

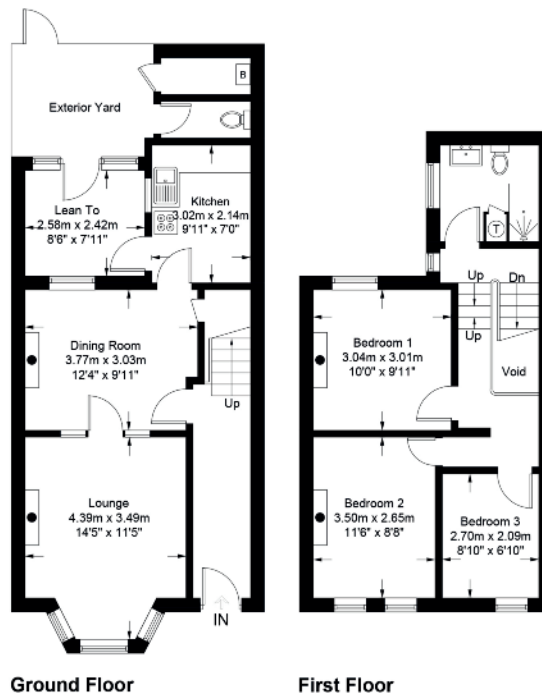


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