



Victoria Crescent,

Price £99,950



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Victoria Crescent, Lisburn, County Antrim

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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 1.8% 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. A most substantial three storey, Grade 2 Listed terraced property, situated on this prominent Crescent, within walking distance to the City Centre and a host of amenities all close to hand. Accommodation briefly comprises lounge with bay window, separate family room with fireplace, fitted kitchen/ dining area, door to enclosed rear yard. Three bedrooms to first floor plus white bathroom suite with corner bath. Three further bedrooms to 2nd floor. Oil fired heating and double glazing, well presented within, we certainly encourage those interested parties not to delay.

ENTRANCE HALL

Laminate flooring.

LOUNGE

3.76m x 2.87m (12'4" x 9'5")

Feature fireplace, wooden flooring, bay window.

FAMILY ROOM

4.47m x 2.64m (14'8" x 8'8")

Feature fireplace, laminate flooring.

KITCHEN / DINING ROOM

4.78m x 2.87m (15'8" x 9'5")

Extensive range of high and low level units, range cooker, sink unit, plumbed for washing machine, wall tiling, door to rear

FIRST FLOOR LANDING

Built-in hot press.

BEDROOM 1

3.84m (at widest point) x 2.87m (12'7" (at widest point) x 9'5")

Built-in robe

BEDROOM 2

3.84m (at widest point) x 2.97m (12'7" (at widest point) x 9'9")

BEDROOM 3

2.49m (at widest point) x 2.18m (8'2" (at widest point) x 7'2")

Wooden flooring

BATHROOM

White suite comprising corner panelled bath, low level WC, wash hand basin, separate shower cubicle, electric shower unit, wall and floor tiling.

LANDING

BEDROOM 4

4.04m x 2.79m (at widest point) (13'3" x 9'2" (at widest point))

Dormer

BEDROOM 5

4.65m (at widest point) x 1.83m (15'3" (at widest point) x 6'0")

Velux

BEDROOM 6

3.81m x 0.00m (12'6" x 0'0")

Dormer window

REAR YARD

Oil fired boiler, oil storage tank.

EPC



For full EPC please contact the branch

