



31 EGLANTINE CRESCENT, LISBURN, BT27 5RH

- For Sale By Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneer Comments
- 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.
- This Property Has Been Severely Damaged By Fire And In Need Of Extensive Works Therefore We Invite Cash Offers Only. Please note, due to the condition of the property and for personal safety there is no internal access. Viewing of the property is external only.
- A Mid Terrace Property Occupying A Spacious Setting Within This Popular Residential Location Convenient To Royal Hillsborough, Sprucefield And The M1 Motorway
- Three Bedrooms

OFFERED AT BIDS OVER £44,950

**VIEWING BY APPOINTMENT THROUGH AGENTS
ENERGY EFFICIENCY RATING N/A**

REF: DL290425SR

- Large Rear Garden
- This Property Has No Heating System Or Windows And Window Frames

TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £614.12

DIRECTIONS

From Halftown Road/Culcavey Road turn onto Eglantine Road. Follow the road to the end then turn left into Eglantine Crescent. Number 31 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.

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.

