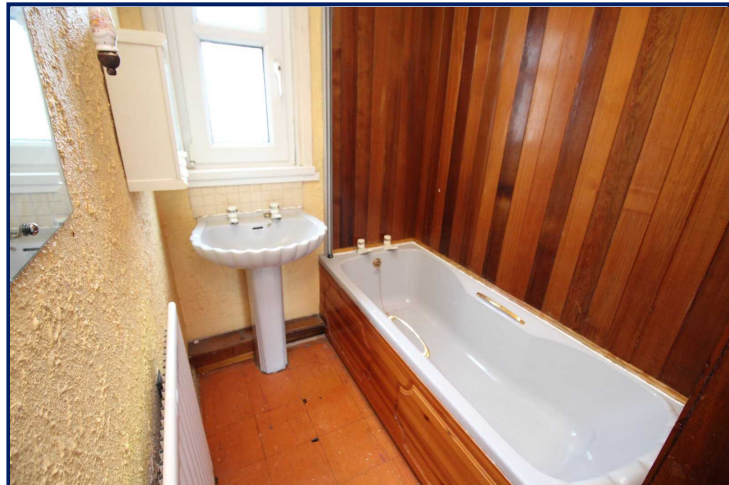


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		53
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



63 Thorndale Square,
Carrickfergus, BT38 8JX

Guide Price: £84,950

 **Reeds Rains**

reedsrains.co.uk

63 Thorndale Square, Carrickfergus

Description

End terrace property priced to allow for modernisation. Ideally suited to both the first time buyer or investor the internal accommodation offers lounge, kitchen with range of fitted units, three bedrooms and a bathroom with separate wc. The property benefits from an oil fired central heating system and double glazed windows. Externally there is a well enclosed rear garden.

Entrance Hall

Under stairs storage. Storage cupboard housing electric meter.

Lounge

13'9" x 10' (4.2m x 3.05m)
Carved wood surround fireplace with tiled hearth.

Kitchen

10'1" x 10'1" (3.07m x 3.07m)
Range of fitted high and low level units.
Single drainer stainless steel sink unit with mixer tap. Extractor fan. Part tiled walls.

Dining Area

3.16 x 3.06
Laminate wooden floor.

First Floor

Landing

Hotpress with shelving. Access to roofspace.

Bedroom 1

3 x 3.17
Double built in robe.

Bedroom 2

2.74 x 3.92
Double built in robe.

Bedroom 3

2.13 x 3.17
Built in robe.

Bathroom

Wood panelled bath and pedestal wash hand basin.

Separate WC

Garden

Front garden.

Enclosed Rear Garden

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.

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](http://iamsold.com).

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](http://iamsold.com) 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.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

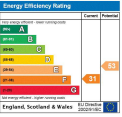
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.