CPS Property
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30 New Street, Sion Mills

Starting Bid: £99,950.00

For sale by CPS Property via the iamsold Bidding Platform

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.

We welcome to the market this recently refurbished mid terrace property located on New Street, Sion Mills.

This home has been tastefully decorated throughout and is sure to appeal to an array of potential purchaser looking for a home ready to move into.

Located within walking distance of local amenities to include Shops, Public Transport and Schools this is an ideal opportunity for first time buyers to get onto the property ladder.

Accommodation is over two floors with three well-proportioned bedrooms and family bathroom on the first floor. The ground floor is complete with a spacious living room boasting an open fire, open plan kitchen / dining area and utility to the rear of the property.

Externally to the rear of the property is an enclosed rear concrete yard ideal for off street

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parking.

To fully appreciate what this home has to offer viewing is highly recommended.

Features
Recently Refurbished Mid Terrace Property
Three Bedrooms
Family Bathroom
Open Plan Kitchen / Dining Area
Spacious Living Room With Open Fire
Oil Fired Central Heating
Enclosed Rear Yard Laid In Concrete
Walking Distance Of Local Amenities
Ideal First Time Buyer Or Investment Property
Energy Rating F38
Total Floor Area 82 sq. m.

Ground Floor
Living room - 5.51m x 3.15m
Spacious living room with feature fireplace and open fire. Complete with tile flooring.

Kitchen / Dining Area - 4.35m x 3.48m
Excellent range of high-and-low level kitchen units with kick board plinth lighting, integrated electric oven, hobs and extractor fan. Stainless steel sink and drainer. Breakfast bar. Complete with tile flooring.

Utility - 4.39m x 1.48
Tile flooring. Oil boiler. External door to rear of property.

First Floor
Bedroom 1 - 4.32m x 3.06m
Laminate wooden flooring with built in wardrobes.

Bedroom 2 - 3.49m x 2.46m
Laminate wooden flooring.

Bedroom 3 - 2.69m x 2.37m
Laminate wooden flooring.

Bathroom - 2.42m x 1.77m
White suite comprising low flush w.c, basin, vanity unit and panelled bath. Separate electric corner shower. Wall mounted heated towel rail.

Shelved Hot-Press

TO VIEW OR MAKE A BID Contact CPS Property or iamsold, www.iamsoldni.com

Auctioneer's Comments

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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, 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.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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