



## 4 Lyndhurst Grove, Belfast, BT13 3PE

- Spacious Semi Detached Home
- Bay Fronted Lounge
- Bathroom; White Three Piece Suite
- Private Driveway
- Fully Enclosed Rear Garden
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Large, Detached Garage
- Convenient Location

£169,950

EPC Rating D



4 Lyndhurst Grove, Belfast, BT13 3PE



## Property Description

### ACCOMMODATION

#### ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Access to under stairs store.

#### LOUNGE 14'6" x 13'3" (wps)

Wood laminate floor covering. Bay window to front elevation. Timber clad chimney breast.

#### KITCHEN WITH INFORMAL DINING AREA 13'5" x 9'8"

Modern fitted kitchen with range of high and low level storage units, with contrasting, granite effect, melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Space for under counter fridge. Plumbed and space for washing machine. Glass fronted display cabinets. Bay window to rear elevation. Splashback tiling to walls. Tiled floor. PVC double glazed door to rear garden.



## REAR HALL

Stairwell to first floor.

## FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, vanity unit and WC. Glass shower screen over bath. Chrome towel radiator.

## FIRST FLOOR

### LANDING

Access to partially floored roof space (with gas fired central heating boiler) via slingsby style ladder.

### BEDROOM 1 10'9" x 10'5"

Wood laminate floor covering.

### BEDROOM 2 11'5" x 9'8"

Wood laminate floor covering.

### BEDROOM 3 8'3" x 6'8"

Built in wardrobe. Wood laminate floor covering.

## EXTERNAL

Generous sized paved driveway area, extending to front and side.

External lighting.

Fully enclosed rear garden, finished in lawn, paved patio areas and decorative stone.

Outside tap.

## LARGE DETACHED GARAGE 20'0" x 9'1"

Up and over door. Separate service door. Power and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

## 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.

For sale by Colin Graham Residential 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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Recently refurbished, spacious, three bedroom, semi detached home with large detached garage, occupying a cul-de-sac position within the popular Lyndhurst area of North Belfast.

The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall, bathroom, and three well-proportioned bedrooms.

Externally, the property enjoys private driveway, garage, and fully enclosed rear garden.

Other attributes include gas heating and convenient location.

Early viewing highly recommended.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring



Awards

