



22 Mount Vernon Drive, Belfast, BT15 4BP

- Extended, Mid Terrace Property
- Lounge; Dining Room; Sun Lounge
- Deluxe Shower Room
- Low Maintenance Garden
- Ideal First Time Buy/Buy To Let
- Three Bedrooms
- Kitchen
- Oil Heating; PVC Double Glazing
- Convenient Location
- Open To Cash Offers Only

Offers Over £84,950

EPC Rating D



22 Mount Vernon Drive, Belfast, BT15 4BP



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screen. Stairwell to first floor. Access to utility store. Glass panelled doors leading to lounge and kitchen.

#### LOUNGE 11'5" x 11'0" (wps)

Wood laminate floor covering. Access to store. Glass panelled French doors leading to:

#### DINING ROOM 8'10" x 8'9"

Wood laminate floor covering. Open arch to kitchen. PVC double glazed French doors leading to:

#### SUN LOUNGE 13'1" x 8'11"

Wood laminate floor covering. PVC double glazed French door leading to rear garden.



### **KITCHEN 10'9" x 10'4" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Built in wine rack. Tile effect panelling to walls. Access to shelved hot press.

### **FIRST FLOOR**

#### **LANDING**

Access to roof space.

#### **BEDROOM 1 10'10" x 10'0"**

Wall to wall fitted wardrobes in sliding doors. Wood laminate floor covering. View towards green.

#### **BEDROOM 2 10'2" x 9'0"**

Wood laminate floor covering.

#### **BEDROOM 3 10'9" x 7'10" (wps)**

View towards green. Built in wardrobe/store.

#### **DELUXE SHOWER ROOM**

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Tile effect panelling to walls. Wood laminate floor covering.

#### **EXTERNAL**

Low maintenance gardens front and rear, finished in paving and concrete patio area.

Oil fired central heating boiler.

PVC oil storage tank.

Outside taps front and rear.

External lighting.

### **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.

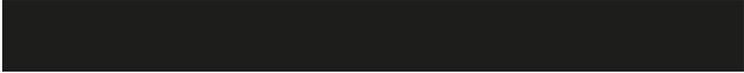
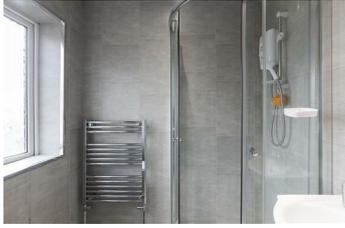
### **AUCTIONEERS COMMENTS**

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.*

*Well presented, three bedroom, mid terrace property, with sun lounge extension to rear, conveniently located within the popular Mount Vernon area of North Belfast.*

*The property comprises entrance hall, lounge, dining room, sun lounge, kitchen, three well-proportioned first floor bedrooms, and deluxe shower room with contemporary, white, three piece suite.*

*Externally, the property enjoys low maintenance gardens front and rear.*

*Other attributes include oil fired central heating and PVC double glazing.*

*Ideal first time buy / buy to let investment alike.*

*Open to cash offers only.*

*Early viewing highly recommended to avoid disappointment.*

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

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