

Best Property Services
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94 Millvale Road, Bessbrook

Starting Bid: £69,950.00



For sale by Best Property Services via the [iamsold](https://www.iamssold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamssoldni.com](https://www.iamssoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to welcome to the market this well-presented two bedroom semi-detached bungalow is positioned in a popular location just off the Millvale Road, Bessbrook.

Only a few minutes drive from the A1, this property would be Ideal for commuters requiring easy access to the motorway.

There is a yard to the rear, a shed for additional storage and parking space to the front.

Upon entrance, the living room contains built in storage and an open fireplace. Bedroom 1 is immediately to the right, facing out onto the front of the property. Leading on from the living room, there is a second bedroom with a skylight and the kitchen with a range of upper and lower level storage units and tiled flooring. To the rear of the property there is a hotpress, and a recently refurbished bathroom with a walk-in shower.

The rear of the property leads out to a paved outdoor area with a shed for additional storage.

Viewing is highly recommended and a cash purchase will be required in this instance.

FEATURES

Well presented two bedroom semi-detached home.

Extensive works completed to the roof.

Located just off the Millvale Road, Bessbrook.

Outdoor area with additional parking and 2 x sheds to the rear.

PVC double glazed windows throughout
walk-in shower.

Economy 7 heating system

Open fireplace

Parking to the front and rear of the property

EPC: F

Tenure: Leasehold

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

Auctioneer's 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, 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 firm's 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.

Living Room

13' 9" x 10' 0" (4.2m x 3.04m)

Laminate wood flooring and tile flooring; Feature fireplace with open fire, wood surround and tiled hearth; built in storage units

Kitchen

7' 4" x 9' 8" (2.24m x 2.941m)

Tiled Flooring; Upper and Lower level units; Oven with 4 ring hob; Sink; Fridge; Storage Heater

Bedroom 1

13' 9" x 6' 2" (4.2m x 1.89m)

Laminate Wood Flooring; Storage heater

Bedroom 2

5' 11" x 9' 2" (1.8m x 2.798m)

Laminate Wood Flooring; Skylight; Storage heater

Bathroom

5' 2" x 9' 7" (1.586m x 2.916m)

Tiled Flooring and walls; Walk in Shower; Sink; Storage Heater; Extractor Fan

Hot Press

4' 2" x 2' 0" (1.267m x 0.6m)

Yard

15' 9" x 9' 1" (4.8m x 2.756m)

Side access for bins; Outdoor tap; Shed

Outdoor Shed

8' 6" x 4' 8" (2.586m x 1.433m)