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40 Ashdale, Chanterhill, Enniskillen

Starting Bid: £159,950.00



For sale by Watters Property Sales via the [iamsold](https://www.iamsold.com) Bidding Platform

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

This is a truly exceptional semi-detached house that must rank as one of the finest of its type that we have been instructed to sell in recent times.

Ground floor features a welcoming lounge with a stove open planed to the dining area with French doors leading to the rear. The kitchen is fitted with a range of contemporary wall and base units and includes integrated appliances such as a fridge and dishwasher. Of the hall there is a downstairs WC.

The first floor boasts three tastefully decorated bedrooms, two featuring custom built-in bunk beds, providing ample storage space, creating an elegant and tranquil retreat. The house also offers a modern bathroom which is fully tiled.

Local area

This property is ideal for families looking for a spacious and comfortable home in a

convenient location off the Tempo Road. The nearby schools include the new Devenish Collage make it perfect for those with children, while the local amenities and public transport links ensure everything you need is within easy reach.

Exterior

There is a tarmac driveway for off street parking with space for up to four cars and also benefits from a garage which is fully passed for commercial use and is currently used as for dog grooming. To the rear you have a covered patio area with two storage sheds, one is used as a utility the large shed has ample storage and both have electric.

Other info

The park has recently been adopted by the council leaving no issues for bank lending.

In summary, this three-bedroom semi-detached house is a fantastic opportunity for those seeking a family home that offers comfort, style, and convenience. Its immaculate condition allows you to move in and start enjoying your new home from day one. Book a viewing today and experience the charm and potential of this property for yourself.

Dimensions

Entrance hall

6` 4` x 15` 2`

WC

3` 7` x 4` 2`

Living room

14` 52 x 16` 5`

Kitchen

11` 3` x 12` 2`

Dining

11` 8` x 10` 4`

French doors leading to rear

Landing

3` 6` x 10` 9` + 6` 7` x 3` 2`

Bedroom one

11` 3` x 11` 5`

Double built in wardrobes

Ensuite 3` 3` x 8` 2` fully tiled

Bedroom two

10` 3` x 9` 5`

Built in bunk bed with storage underneath

Bedroom three

11` 4` x 13` 7`

Custom made double bunk bed with storage below

Bathroom

8` 2` x 6` 7`

Fully tiled

Garage

8` 7` x 16` 7`

Out shed / utility

10` 2` x 5` 8`

Large shed

9` 6` x 14` 7`

Total 306 sq ft

TO VIEW OR MAKE A BID Contact Watters Property Sales or [iamsold](http://iamsold.com), 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](http://iamsold.com).

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](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.

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

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