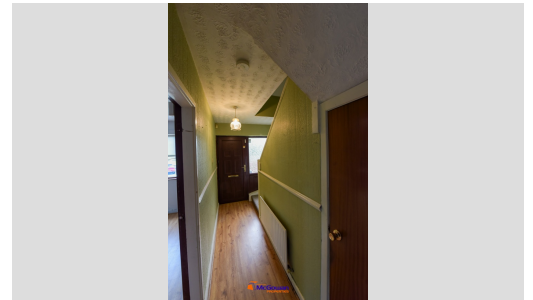


**Martin McGowan Properties**  
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## **No 12 Croaghan Heights, Lifford**

### **Starting Bid: €110,000.00**



For sale by Martin McGowan Properties 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 [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We bring to the market a great value three-bedroom end-terrace home, located in the most convenient location beside shops, walking distance to schools, pub, church, cinema and a host of amenities within Lifford.

The property is ready to move into as it is very clean, tidy and practical or alternatively you could modernise it to your own taste.

#### Features

- Walking distance to all amenities.
- Enclosed walled garden to rear.
- Front garden walled with pedestrian gate.
- Benefit of a large side garden
- BER E1 / BER No. 117782250
- Floor Area 74.58 (m2)

## ACCOMMODATION:

Entrance Hallway - 4.58 x 1.83m

Laminated flooring, walls papered, stairs carpeted.

Sitting Room - 4.2 x 3.82m

Laminated flooring, brick fire place with open fire, large window, 5 tier light fitting to ceiling.

Kitchen / Dining - 3.8 x 2.11m

Floors tiled, walls tiled between high and low level units, single drainer sink, electric oven, gas hob, extractor fan, window and door to rear.

Storage press under stairs.

Shower Room - 1.811 x 1.7m

Walls and floor fully tiled, shower enclosure, low level flush w.c., pedestal sink, window.

Landing - 2.8 x 0.9m

Carpeted.

Bedroom One - Front Aspect - 4.526 x 2.93m

Laminated flooring, 2 no. of windows with roller blinds, wardrobe outside quoted measurements, walls painted.

Bedroom Two - Rear Aspect - 3.42 x 3.0m

Laminated flooring, walls papered, window with roller blind.

Bedroom Three - Rear Aspect - 2.7 x 2.5m

Laminated flooring, walls painted window with roller blind.

Fuel Store to rear.

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/1edfd43077de42b38b47b7c7b3448be1/auction-pack>

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

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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.