

**Belfast**  
**37 Drumadoon Drive,**  
**Dundonald**  
**Northern Ireland**  
**BT16 2LZ**

**Tenure**  
 Freehold.

**Location**  
 The property is situated on the west side of Drumadoon Drive, to the north of its junction with Inchmarnock Drive. Local shops are available half a mile to the north-west, whilst Belfast is 5.5 miles to the west.

**Description**  
 The property comprises a mid terrace building arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the front and an enclosed decked yard to the rear.

**A Freehold Three Bedroom House subject to a Tenancy**

**Accommodation**  
 The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:  
**Ground Floor** – Reception Room, Kitchen  
**First Floor** – Three Bedrooms, Bathroom with WC/wash basin

**Tenancy**  
 The property is subject to a Tenancy for a term of 12 months from 15th January 2016 (holding over) at a current rent of £475 per calendar month.

**Current Rent Reserved**  
**£5,700 per annum**

**Seller's Solicitor**  
 Messrs A & L Goodbody (Ref: Richard McLean).  
 Tel: 028 9031 4466.  
 Email: rmclean@algoodbody.com

**INVESTMENT – Freehold House**



**Accrington**  
**19 Duke Street,**  
**Oswaldtwistle,**  
**Lancashire**  
**BB5 3PN**

On the instructions of P Mayo MRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



**Tenure**  
 Freehold.

**Location**  
 Duke Street is located to the south of Oswaldtwistle, off the B6231 New Road which provides bus services and local shopping. The town centre of Oswaldtwistle is 0.25 miles to the north and Accrington provides a wider range of amenities two miles to the north-east. Church and Oswaldtwistle Rail Station is a mile away.

**Description**  
 The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. There are small garden areas to front, rear and side with off-street parking at the front.

**A Freehold End of Terrace House**

**Accommodation**  
**Ground Floor** – Reception Room, Kitchen  
**First Floor** – Three Bedrooms, Bathroom/WC

**To View**  
 The property will be open for viewing every Monday and Wednesday before the Auction between 11.45 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: MW).

**Vacant**

**Seller's Solicitor**  
 Messrs Foot Anstey LLP (Ref: Ms A Tesdale).  
 Tel: 0117 915 4634.  
 Email: amy.tesdale@footanstey.com

**Freehold House**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.