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## **Gallows Lane, Lifford**

### **Starting Bid: €90,000.00**



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://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are thrilled to bring to the market this fixer upper. This bungalow is located within walking distance to all amenities within Lifford Town, and 200m east of the property there are the most tranquil roads for walks, running, mountain biking, dog walking and take in elevated views over Lifford and Strabane and beyond.

The property is in derelict condition and we have decided due to health and safety concerns not to conduct viewings.

Upon request we can furnish you with photos which we have been given by the current owners which will give an understanding of the condition of inside, safe to say it's going to be a total refurbishment.

Services including water, electric and mains are all at hand but the electric is not connected / live.

Give the length of time this property has been vacant it would be safe to assume it would qualify for the vacant home grant (€50,000) along with SEAI energy upgrade grants (€19,000) and possible even derelict property grant (€20,000) totally a potential grant aid of up to €90,000, purchasers must verify this information for themselves with the relevant bodies.

L.P.T. Based on current guide price - €103 per annum.

TO VIEW OR MAKE A BID Contact Martin McGowan Properties or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## 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

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.