



Enjoying a superb, convenient location within a short stroll of Ballyhackamore village, this bright semi would be ideal for a range of purchasers.

In excellent decorative order, there is little to do except move in and enjoy your new home.

Externally this is complemented by off-street parking, a private rear garden and two storage sheds.

Less than three miles from the city centre which is easily accessible via private or public transport using the Glider network, the property offers an easy commute.

Early inspection is highly recommended.

Offers Over  
£225,000

32 Holland Crescent,  
Ballyhackamore,  
Belfast,  
BT5 6EF

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Attractive semi detached home
- Three bedrooms
- Living room with fireplace, open plan to dining room
- Bay windows to front and rear
- Modern kitchen with integrated hob & oven
- Contemporary bathroom with white suite, feature lighting & speaker
- Oil fired central heating
- Double glazing
- Off-street, driveway parking
- Enclosed, private rear garden; Two sheds
- Quiet yet convenient location
- Excellent range of schools, shops, amenities and eateries in vicinity
- Glider stops and access to Comber Greenway nearby

The Property Comprises:

#### Ground Floor

Composite front door with double glazed fan light and insets.

RECEPTION HALL: Cornice ceiling, solid wood flooring, under stairs storage cupboard.

DINING ROOM: 12' 0" x 9' 8" (3.67m x 2.95m) Into bay and at widest points.

Recessed shelving with cupboards underneath, solid wood flooring. Open plan to...

LIVING ROOM: 10' 7" x 9' 9" (3.23m x 2.96m) At widest points. Attractive cast iron fireplace with tiled hearth and wooden surround. Solid wooden flooring, bow window overlooking rear garden. Recessed shelving with cupboards underneath.

KITCHEN: 19' 2" x 5' 6" (5.85m x 1.67m) Modern kitchen with a range of high and low level units. Integrated four ring hob and underbench oven, extractor over. Plumbed for washing machine, space for tumble dryer. Single drainer stainless steel sink unit. Lino flooring, part tiled walls. uPVC double glazed back door to garden.



## First Floor

BEDROOM (1): 10' 8" x 9' 1" (3.26m x 2.77m) At widest points.

BEDROOM (2): 10' 2" x 8' 5" (3.1m x 2.57m) At widest points.

BEDROOM (3): 6' 8" x 6' 4" (2.04m x 1.94m) Currently being used as a study.

LANDING: Cornice ceiling, shelved hotpress with copper cylinder.

BATHROOM: White suite comprising panelled bath with Mira shower over and screen. Wash hand basin with storage underneath. WC. Heated towel rail. Bluetooth speakers and feature "mood" lighting with inter-changing colours.



## Outside

FRONT GARDEN Driveway with off-street parking. Gate to . . .

REAR GARDEN Fully enclosed rear garden with excellent degree of privacy.

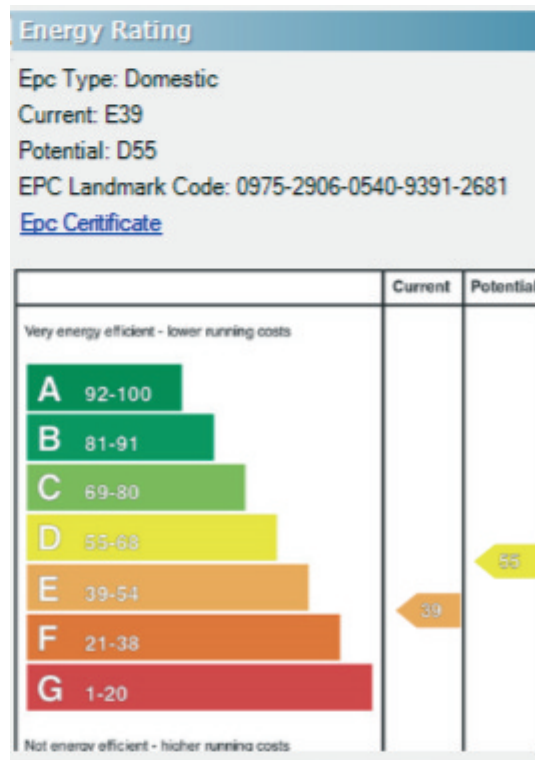
Mainly in lawn with mature shrubs and trees including Cherry Blossom offering natural screening.

Patio areas with 2 timber sheds (PVC oil tank behind rear one).

Outside tap and light.

Oil fired boiler housing.





Location:

Coming into Ballyhackamore on the Upper Newtownards Road, turn right just before Templeton Robinson office. Holland Crescent is on the left hand side and the property is situated on the left.

- Ballyhackamore - 028 90 65 0000
- Lisburn Road - 028 90 66 3030
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

www.templetonrobinson.com



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