

simon**BRIEN**
RESIDENTIAL

63 Downshire Road,
Holywood, BT18 9LX



Asking Price £210,000

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KEY FEATURES

- Mid terrace property
- Fully fitted kitchen with separate utility area
- Open plan dining/living area
- Three bedrooms
- Large contemporary bathroom
- Gas fired central heating
- Double glazed throughout
- Rear enclosed yard
- Good storage throughout
- Convenient location off Holywood High Street, a short walk to Holywood train halt and the North Down coastal paths

SUMMARY

We are delighted to present this mid-terrace property on Downshire Road. Ideally located off the Holywood High Street this property benefits from doorstep convenience to the bustling town, public transport networks, main arterial routes to Belfast and Bangor, excellent shopping facilities, restaurants and schools.

Internally the property boasts generous accommodation over three stories. The ground floor has a bright and spacious living and dining space, a fully fitted kitchen with integrated appliances and a separate utility area. On the first floor there are two bedrooms and a large bathroom, and a further bedroom on the third floor with ample eaves storage.

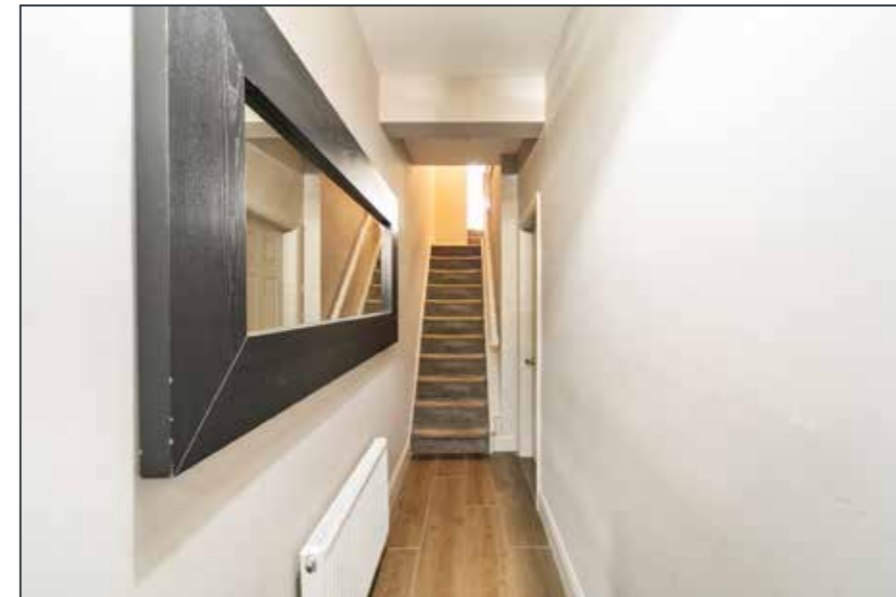
Perfect for the young professional, downsizer or investor. Early inspection is highly recommended.



THE PROPERTY COMPRISES:

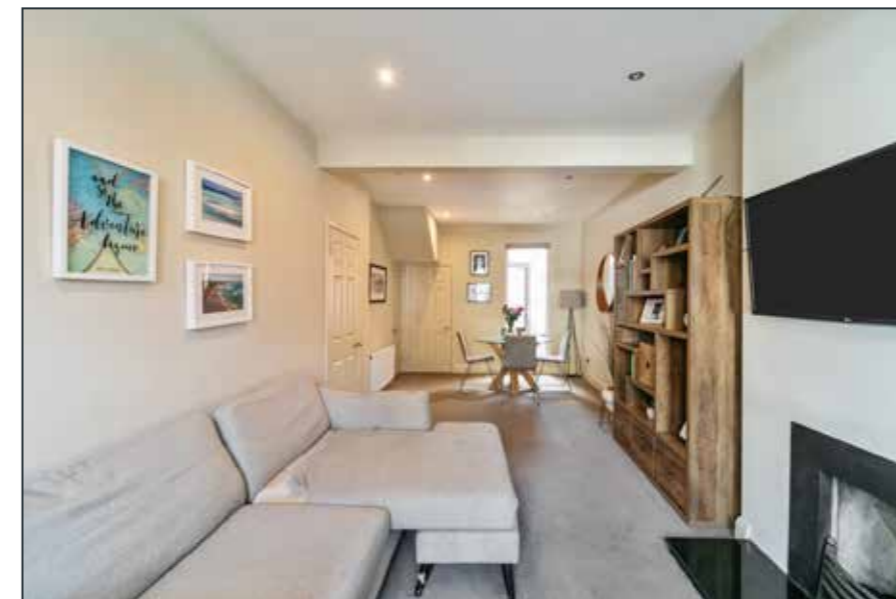
GROUND FLOOR

uPVC entrance door to:



ENTRANCE HALL:

Wood effect tiled floor.



LIVING/DINING: 25' 0" x 10' 5" (7.62m x 3.18m)

Open fire with granite hearth, recessed lighting, under stairs storage.



KITCHEN:

12' 9" x 7' 5" (3.89m x 2.26m)

Fully fitted contemporary kitchen with a good range of units, 4 ring induction hob and stainless steel hood, integrated fridge, integrated microwave, integrated dishwasher, integrated oven, stainless steel single drainer sink unit with mixer tap, wood effect tiled floor, recessed lighting, access to yard. Open to Utility Area.



UTILITY AREA:

7' 5" x 5' 0" (2.26m x 1.52m)

Units with integrated freezer, plumbed for washing machine. Wood effect tiled floor.



FIRST FLOOR RETURN

BATHROOM:
12' 7" x 7' 5" (3.84m x 2.26m)

Modern white suite comprising: pedestal wash hand basin with mixer tap, low flush WC, free standing bath with chrome mixer tap, fully tiled corner shower cubicle with chrome shower fittings, tiled floor, chrome heated towel rail, partly tiled walls. Storage cupboard, enclosed gas fired boiler.



SECOND FLOOR

BEDROOM (3):
15' 10" x 12' 7" (4.83m x 3.84m)
At widest points.

Velux window, eaves storage.



FIRST FLOOR

BEDROOM (1):
12' 9" x 10' 11" (3.89m x 3.33m)



OUTSIDE

Enclosed yard to rear with water supply and outside light.

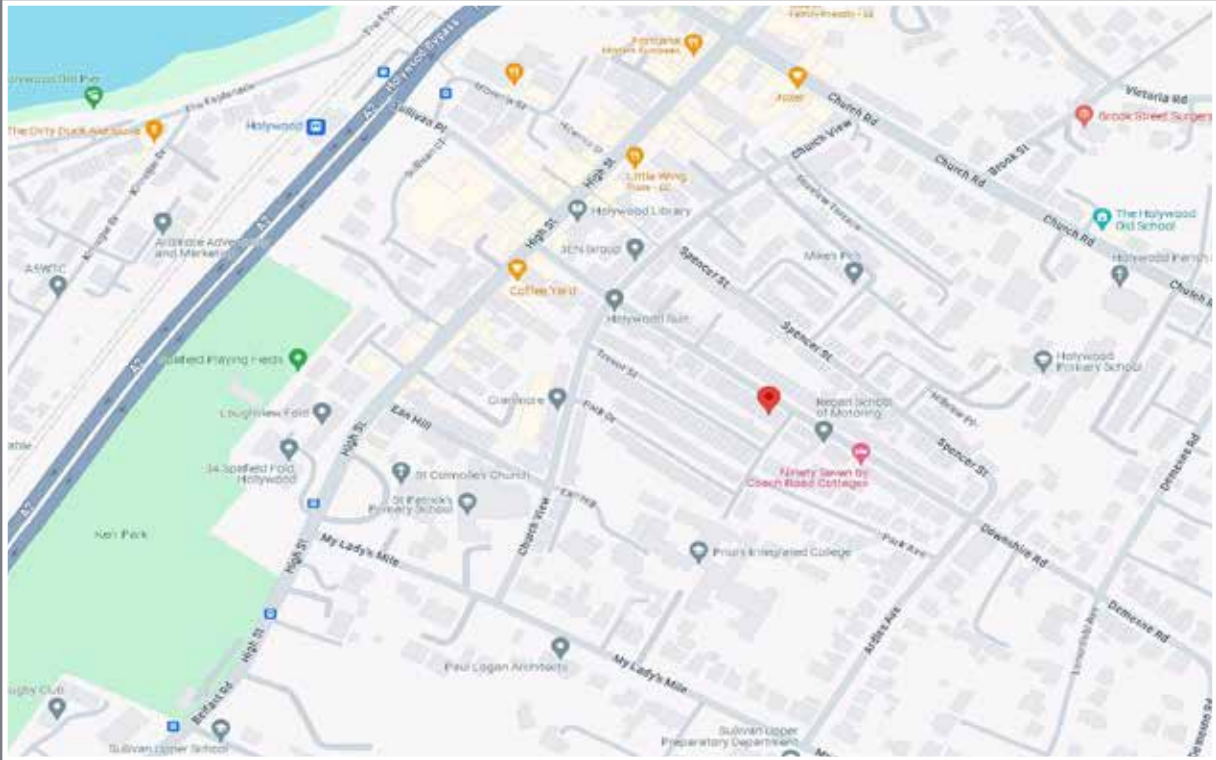


BEDROOM (2):
11' 4" x 8' 2" (3.45m x 2.49m)



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Location



LOCATION: Downshire Road is situated off the High Street.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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