



NICHOLAS
RESIDENTIAL



40 Orchard Court Holywood BT18 9QE Asking price £139,950

Welcome to 40 Orchard Court!

This is a great opportunity to purchase a chain free mid terraced property located in a quiet cul-de-sac off the Knocknagoney Road. Access to the city centre and the outer ring is easy, making the morning commute to work and school a pleasure. This property is sure to be attractive to investors looking for a project to provide a good rental yield or first time buyers who are looking to make a house their own.

Downstairs comprises a welcoming entrance hall, a living area with a feature fireplace, a fitted kitchen with a range of high & low level units and a downstairs WC. Upstairs are two double bedrooms with storage, one single room and a white three piece bathroom suite.

There are enclosed yards to the front & rear of the property.

Rates for the property: £727.84 per year.

Call 02890 388383 to arrange your personal viewing today!

Viewing

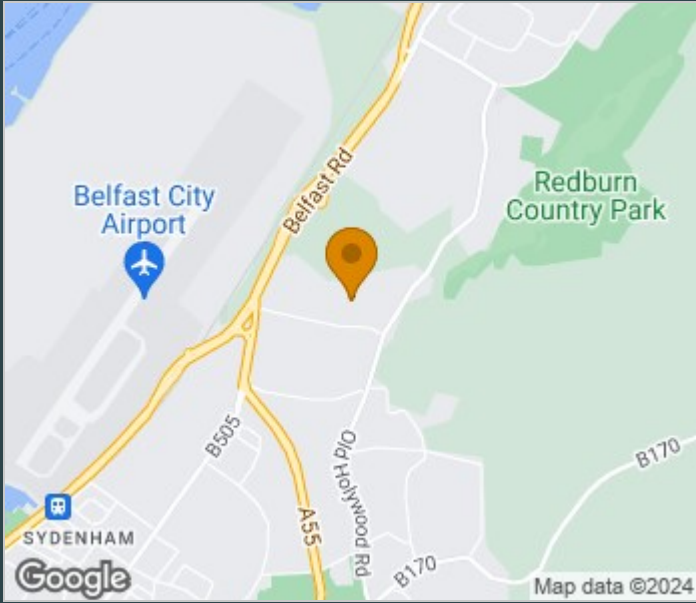
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Chain free mid terrace property in quiet cul-de-sac
- Living room with feature fireplace
- Fitted kitchen with high and low level units with storage/pantry under stairs
- Downstairs WC
- Two double bedrooms with storage, one single bedroom
- Three piece bathroom suite
- Gas fired central heating
- Enclosed yard to front & rear
- In need of modernisation throughout
- Ideally located off the Knocknagoney Road




Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	66	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	



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 of representation of fact, but must satisfy themselves by inspection 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.

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