



22 OAKLEY AVENUE

Holywood, BT18 9PE

Offers around **£160,000**



END TERRACE | 4 🛏️ | 2 🚿 | 1 🚻

This end terrace property is exceptionally well maintained by the current owners with a high standard of fixtures and fittings throughout. The property has been extended into the roofspace providing four generous bedrooms, principal

bedroom with en suite shower room. KEY FEATURES

- Extended End Terrace Family Home
- Finished with a High Standard of Fixtures and Fittings Throughout
- Principal Bedroom with Contemporary En Suite Shower Room
- Generous Lounge with Natural Brick Fireplace with Timber Mantel
- Spacious Family Kitchen Opening to Rear Patio Garden Enjoying Southerly Aspect
- Gas Fired Central Heating
- uPVC Double Glazing
- Driveway Parking
- Convenient to Holywood's High Street and Main Arterial Routes for City Commuting via Both Road and Rail
- Within the Catchment Area of a Range of Primary and Grammar Schools
- Ultrafast Broadband Available



ROOM DETAILS

Ground Floor

- Covered Entrance Porch
- Reception Hall
- Lounge
13'0" x 12'7"
- Kitchen
13'0" x 11'1"
- Bathroom

First Floor

- First Floor Return
- Bedroom Two
12'10" x 9'1"
- Bedroom Three
12'10" x 8'5"
- Bedroom Four
10'11" x 6'9"

Second Floor

- Bedroom One
15'8" x 13'2"
- Ensuite Shower Room

Outside

- Tarmac driveway, off-street parking, enclosed front gardens laid in artificial grass and paved areas, excellent covered storage to side of property, enclosed by gate, excellent storage for bins and additional garden equipment, enclosed to rear, easily maintained in paved tiered patios and artificial grass, outdoor store with light and power and excellent storage, southerly aspect to garden.



To View Floor Plans
scan QR code below



DIRECTIONS

Travelling from the Maypole in Holywood in the direction of Belfast, turn left at Jackson's Road opposite the Maxol Filling Station, take the first left into Oakley Avenue. Continue straight at the junction with Abbey Ring; No. 22 is located towards the top on the right hand side.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+		
81-91		
69-80		
55-68		
39-54	67	67
21-38		
1-20		
NOT energy efficient – higher running costs		

Scan QR Code to view floor plans and to arrange a viewing.



OUR BRANCHES

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