

simon**BRIEN**  
RESIDENTIAL

72 Church View,  
Holywood, BT18 9LN



Asking Price £169,950

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)





#### KEY FEATURES

- Attractive red brick mid terrace property
- Large open plan kitchen, living, dining area
- Fitted kitchen
- Lounge area with wood burning stove
- Two large double bedrooms
- Downstairs bathroom with white suite
- Enclosed garden to rear
- Ideal for young professionals, downsizer or investor
- Within walking distance of Hollywood town centre

#### SUMMARY

This is an excellent opportunity to purchase a spacious and well presented mid terrace home within easy walking distance of Hollywood town centre and also within close proximity of Belfast City Airport City centre and other surrounding towns.

This excellent mid terrace provides ample accommodation consisting of an open plan kitchen, lounge, dining room and bathroom downstairs. On the first floor there are two large double bedrooms with built in wardrobes.

One of the main features of this home is the rear courtyard style garden which is well maintained and ideal for barbecues or entertaining at this time of year. Viewing comes strongly recommended.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

##### ENTRANCE HALL:

**5' 0" x 3' 11" (1.52m x 1.19m)**

Hardwood front door, ceramic tiled floor. Into:

##### LIVING/DINING ROOM:

**20' 5" x 15' 6" (6.22m x 4.72m)**

Solid strip wood floor, Stanley multi fuel stove with slate tiled hearth, archway to Kitchen.





**KITCHEN:****12' 8" x 7' 5" (3.86m x 2.26m)**

Excellent range of high and low level units, 1.5 drainer stainless steel sink unit with mixer taps, recess for cooker and fridge freezer, partly tiled walls, ceramic tiled floor, stainless steel extractor hood, double doors to rear patio and garden, Glowworm combi gas boiler.

**BATHROOM:****11' 8" x 5' 3" (3.56m x 1.6m)**

White suite comprising: Panelled bath with mixer taps and telephone hand shower, pedestal wash hand basin with mixer taps, low flush WC, partly tiled walls, ceramic tiled floor, extractor fan.

**FIRST FLOOR****BEDROOM (1):****15' 5" x 9' 11" (4.7m x 3.02m)**

Laminate strip wood floor.

**BEDROOM (2):****10' 1" x 8' 11" (3.07m x 2.72m)**

Range of built in robes with drawers, hanging rails and shelving, laminate strip wood floor, access to roofspace.

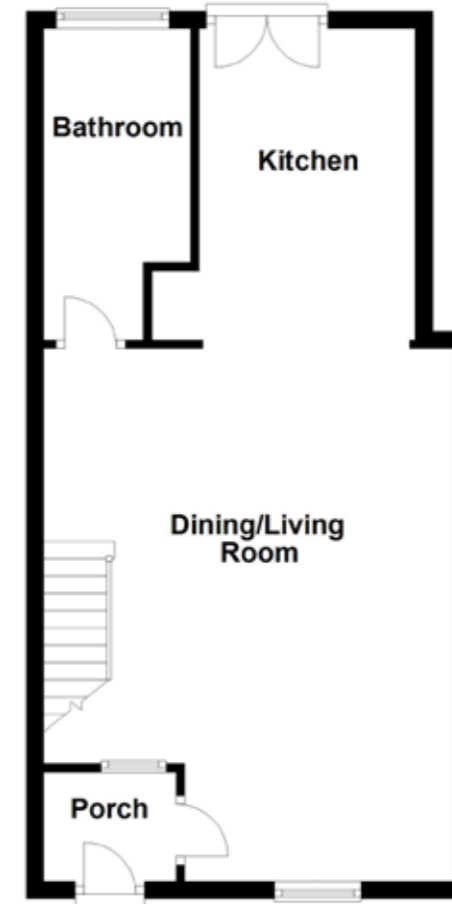
**OUTSIDE**

Stone patio area leading to gardens in lawns with flowerbeds and shrubs. Bin store. Access to communal pathway to rear for bins.





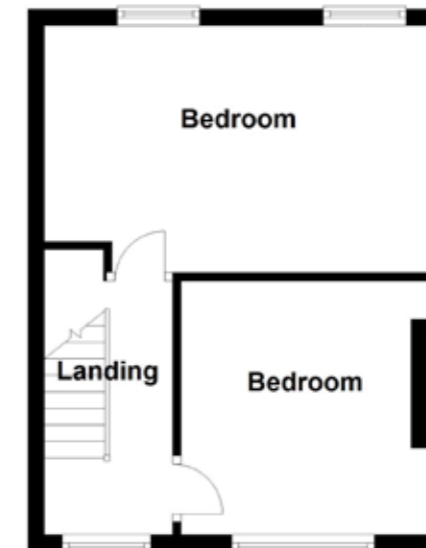
**Ground Floor**



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

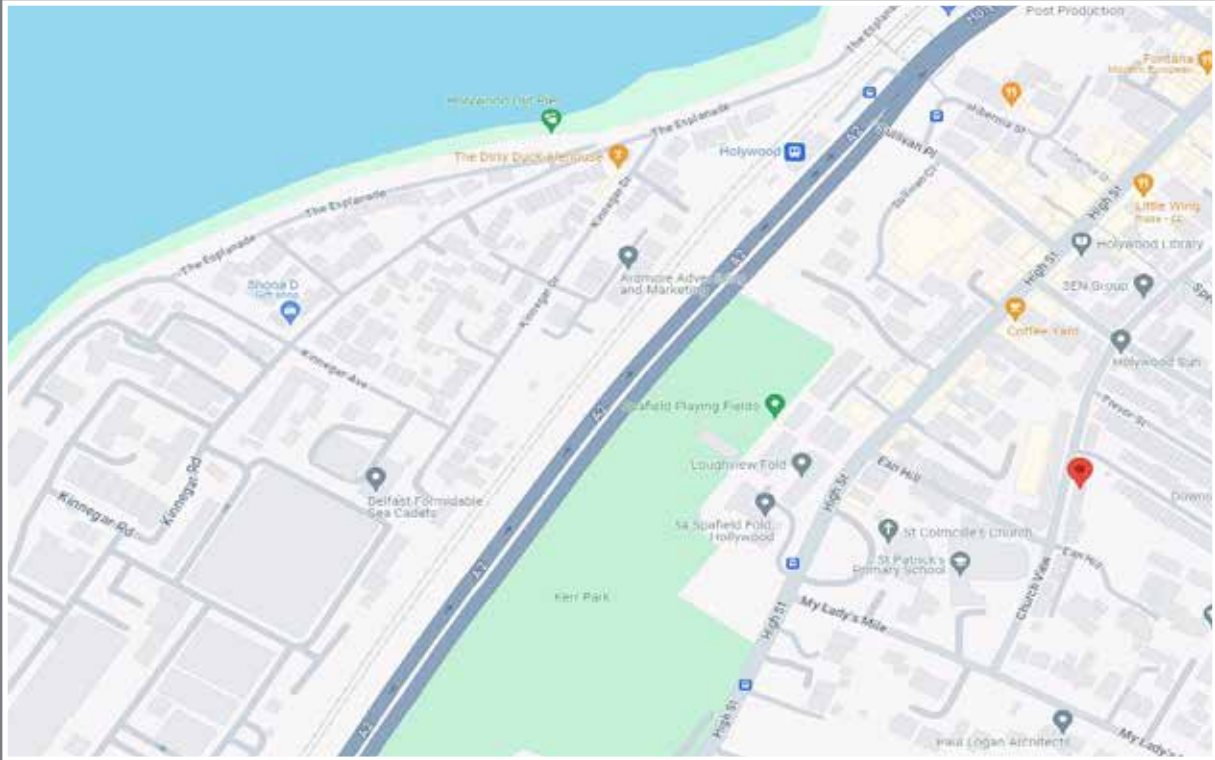
**72 Church View, Hollywood**

**First Floor**





# Location



LOCATION: Heading up Hollywood High Street turn left onto Downshire Road and first right into Church View.

## 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

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## Lettings Department

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REF: RM/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9003-7656-0929-1290-1653

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