



# 11 CHURCH COURT

Holywood, BT18 9FP

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*Offers around* **£495,000**



SEMI-DETACHED | 5  | 2  | 2 

11 Church Court is a charming semi-detached Victorian-style townhouse that seamlessly combines classic architectural elegance with modern contemporary finishes. This spacious and well-presented home offers the perfect balance of period features and contemporary living.

## KEY FEATURES

- Semi-Detached Victorian-Style Townhouse
- Five Spacious Bedrooms, Primary with En Suite Shower Room
- Modern and Contemporary Interior Design
- Private, Enclosed Rear Garden
- Period Features with a Contemporary Twist
- Bright and Airy Living Spaces
- Lounge with Feature Bay Window Leading to...
- Dining Room with Patio Doors to Rear Garden
- Kitchen with Range of Built-in Appliances and Breakfast Bar
- Contemporary Family Bathroom
- Downstairs WC
- Gas Fired Central Heating
- Well-Proportioned Rooms Throughout
- Ideal for Families or Professionals
- Convenient Location in the Heart of Holywood



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- WC
- Lounge  
17'8" x 11'10"
- Dining Room  
11'10" x 11'3"
- Kitchen  
15'5" x 10'7"

### *First Floor*

- Landing
- Bedroom One  
17'8" x 11'10"
- Ensuite Shower Room
- Bedroom Two  
11'10" x 11'3"
- Family Bathroom

### *Second Floor*

- Landing
- Bedroom Three  
13'11" x 11'10"
- Bedroom Four  
11'10" x 11'3"
- Bedroom Five  
9'8" x 6'7"

### *Outside*

- Allocated Parking
- Front Garden Laid In Lawns
- Enclosed Garden To Rear
- Laid In Brick Paviours
- Mature Planting
- Timer Controlled Lights



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Travelling up Church Road, take a right hand turn into Church Court, number 11 is located 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		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		
	77	78

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



## OUR BRANCHES

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