



19 Hollycroft Avenue
 Belfast
 BT5 5JE

Offers In The Region Of
£159,950

- Two Bed Mid Terrace Property
- Beautifully Renovated with Period Features Throughout
- Excellent Transport Links and Close to Local Schools
- Double Glazed Windows
- Floored Attic, accessed via Slingsby Ladder
- Contemporary Bathroom Suite
- New Composite Front & Rear Doors
- Gas Fired Central Heating with Remote Thermostat
- Chain Free Sale
- Viewing By Appointment - Contact Edel 07703 612 257

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





We are delighted to welcome to the market this beautifully renovated two bed terrace in the popular Bloomfield area of east Belfast.

Showcasing original period features throughout with a mix of modern touches this home is ready to move in and would be a perfect first home for the family or investment opportunity.

GROUND FLOOR

Entrance hall featuring original floorboards. Separate living and dining rooms, both with period fireplaces, doors and floors. Living room features bay window and gas connection is available in fire place.

Kitchen with oven and gas hob and slimline dishwasher. Gas boiler is located in dining room recess space beside fireplace and features digital wall display and remote access.

FIRST FLOOR

Split level landing to two double bedrooms with original fireplaces, doors and painted floorboards. Bathroom with shower, WC and basin on an inbuilt vanity unit. Mirror with light, demister and shaving outlet.

OUTSIDE

Enclosed rear yard with access to gated alleyway. Separate utility area located in yard with washing machine and tumble dryer.

MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk
Donnan is based in our Downpatrick branch.

ENQUIRIES TO

Edel Curran:
edel@quinnestateagents.com or 07703 612 257



For any enquiry relating to this property, please contact

Edel Curran

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07703 612 257

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028 9756 4400

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028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

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Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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