

RODGERS & BROWNE



17 Torgange, Whinney Hill,
Holywood, BT18 0NG

£1,500 per month



THE AGENT'S PERSPECTIVE...

Torgange is a quiet, peaceful and convenient location and as a result has always been very popular. Located near the end of the cul-de-sac, number 17 enjoys great privacy.

The interior is bright and can be either 4 beds (utilising one of the rooms downstairs) and 2 receptions or 3 beds and 3 receptions. The kitchen boasts a utility room just off and there is a ground floor shower room and upstairs a family bathroom.

Set off by mature, private gardens and a patio area, this is a delightful, secluded place to relax. There are also lovely views of Belfast Lough.

Ideal for a young family, professional couple or those wishing to take things a little easier, this is a great choice.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

THE FACTS YOU NEED TO KNOW...

Recently Refurbished, offered unfurnished

Four bedrooms, two reception rooms or three bedrooms and three reception rooms

Kitchen with separate utility room

Downstairs shower room and upstairs bathroom

Mostly double glazed

Oil fired central heating

Quiet cul de sac location

Private rear garden

Flexible interior layout to suit most tastes

Includes gardener

Integrated garage

Very popular and convenient location



Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



VIEWING

By appointment with **RODGERS & BROWNE**.

LOCATION

Turn off Whinney Hill into Carlston Avenue then second right into Torgrange. Turn first left into the cul-de-sac and Number 17 is on the left.



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.