

simon**BRIEN**
RESIDENTIAL

59 Victoria Road,
Holywood, BT18 9BD



Asking Price £225,000

Telephone 02890 428989
www.simonbrien.com



KEY FEATURES

- Excellent semi detached bungalow with walking distance of Hollywood's High Street
- In need of modernisation throughout
- Possibility of extending to rear (subject to necessary planning approvals)
- Living room with open fire
- Separate dining room with open fire
- Fitted kitchen
- Two bedrooms
- Bathroom with white suite
- Oil fired central heating
- Excellent South West facing rear garden
- Convenient to array of shops, restaurants, schools and sporting facilities including Hollywood Golf Club and Spafield Playing Fields

SUMMARY

This semi detached bungalow is positioned in an enviable location within easy walking distance of Hollywood's High Street, the coastline and various municipal parks.

In need of modernisation throughout, this property comprises living room with open fire, separate dining room and kitchen, with two bedrooms and bathroom with white suite. Externally the property offers extensive south facing private gardens to rear, offering the possibility of extending (subject to the necessary approvals).

With Belfast only ten minutes away by road or rail, Bangor also easily commutable and an array of shops, restaurants, leading schools and clubs in Hollywood within easy walking distance, convenience are key. With high demand for bungalows within walking distance to Hollywood's town centre, we highly recommend viewing this property quickly before its gone!



THE PROPERTY COMPRISES:

GROUND FLOOR

COVERED ENTRANCE PORCH:

Quarry tiled floor leading to:

ENTRANCE HALL:

11' 0" x 3' 7" (3.35m x 1.09m)

Accessed to roof space. Wired for wall lighting.

LIVING ROOM:

12' 3" x 11' 10" (3.73m x 3.61m)

Open fire with tiled surround and hearth.

LIVING / DINING AREA:

13' 7" x 12' 4" (4.14m x 3.76m)

Laminate wood strip floor. Hot press with lead copper cylinder. Fireplace with open fire with carved wood surround, tiled inset and hearth. Doorway through to:





KITCHEN:
9' 10" x 5' 5" (3m x 1.65m)
 Range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Recessed for fridge and cooker. Tongue and groove panel ceiling. Fully tiled walls. Laminate wood strip floor. Glazed uPVC door to rear patio, and garden.



BEDROOM (1):
14' 0" x 8' 5" (4.27m x 2.57m)
 Picture rail.

BEDROOM (2):
8' 6" x 8' 1" (2.59m x 2.46m)
 Range of built-in wardrobes with hanging and shelving.

BATHROOM:
5' 9" x 5' 7" (1.75m x 1.7m)
 White suite comprising of panel bath with heat store electric shower unit. Pedestal wash hand basin. Low flush WC. Fully tiled walls. Tongue and groove panelled ceiling with recessed lighting.

OUTSIDE

GARDEN AREAS:
 Driveway parking leading to detached garage. Gardens in lawns with hedge boundary, trees and shrubs. Pathway leading to garden to rear with south facing patio area. Warmflow oil fired boiler. uPVC oil tank. Further gardens in lawns with greenhouse.

SEPARATE STORE:
13' 7" x 12' 3" (4.14m x 3.73m)
 Belfast sink unit. Plumbed for washing machine. Light and power.





All measurements are approximate and for display purposes only.

Location



Travelling out of Hollywood on Victoria Road, the property is on the right hand side.

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

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: DB/I/19/AN



	Current	Potential
Vary energy efficient = lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	57	61
E 39-54		
F 21-38		
G 1-20		

EPC REF: 2209-3066-0261-7501-4944

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Hollywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.