

16 Park Street,
Hillsborough, BT26 6AL



Asking Price £325,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Stunning Georgian Cottage Dating Back To The Early 1800's
- Exceptionally Well Maintained And Presented
- Deceptively Spacious Throughout
- Three Double Bedrooms
- Open Plan Living / Dining Room
- Fully Fitted Kitchen With A Range Of Appliances And Aga Range
- Separate Utility Room
- Spacious Conservatory
- Modern Shower Room
- Downstairs Cloakroom
- Oil Fired Central Heating
- Fully Enclosed Rear Patio Garden
- Popular And Convenient Central Hillsborough Location

SUMMARY

This is a fantastic opportunity to purchase a period Georgian style cottage nestled in the historic village of Hillsborough a few yards from all the local shops, bars and restaurants. Located only 5 minutes from Sprucefield Retail Park and 15 minutes drive to Belfast.

Built in the early 1800's, this stunning cottage has truly retained all the character and charm of a bygone era.

The property has been beautifully maintained by its present owners and has deceptively spacious accommodation which comprises, three double bedrooms, open plan living / dining room, fully fitted kitchen, conservatory and separate utility room.

Likely to be of interest to the young professional, or those downsizing in today's market, we recommend immediate inspection of this fabulous property through our Lisburn Road office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

OPEN PLAN LIVING / DINING ROOM:

19' 6" x 18' 2" (5.94m x 5.54m)

Hardwood door to opening plan living / dining room. Featured fireplace with open fire, tiled hearth, and beam mantel.

KITCHEN:

15' 0" x 11' 0" (4.57m x 3.35m)

High and low level units. Belfast sink. Integrated Neff dishwasher and oven. Oil fired Aga range. Part wall tiling and tiled flooring. Double doors to conservatory.

CONSERVATORY:

15' 4" x 14' 7" (4.67m x 4.44m)

Tiled floor and double doors to garden.



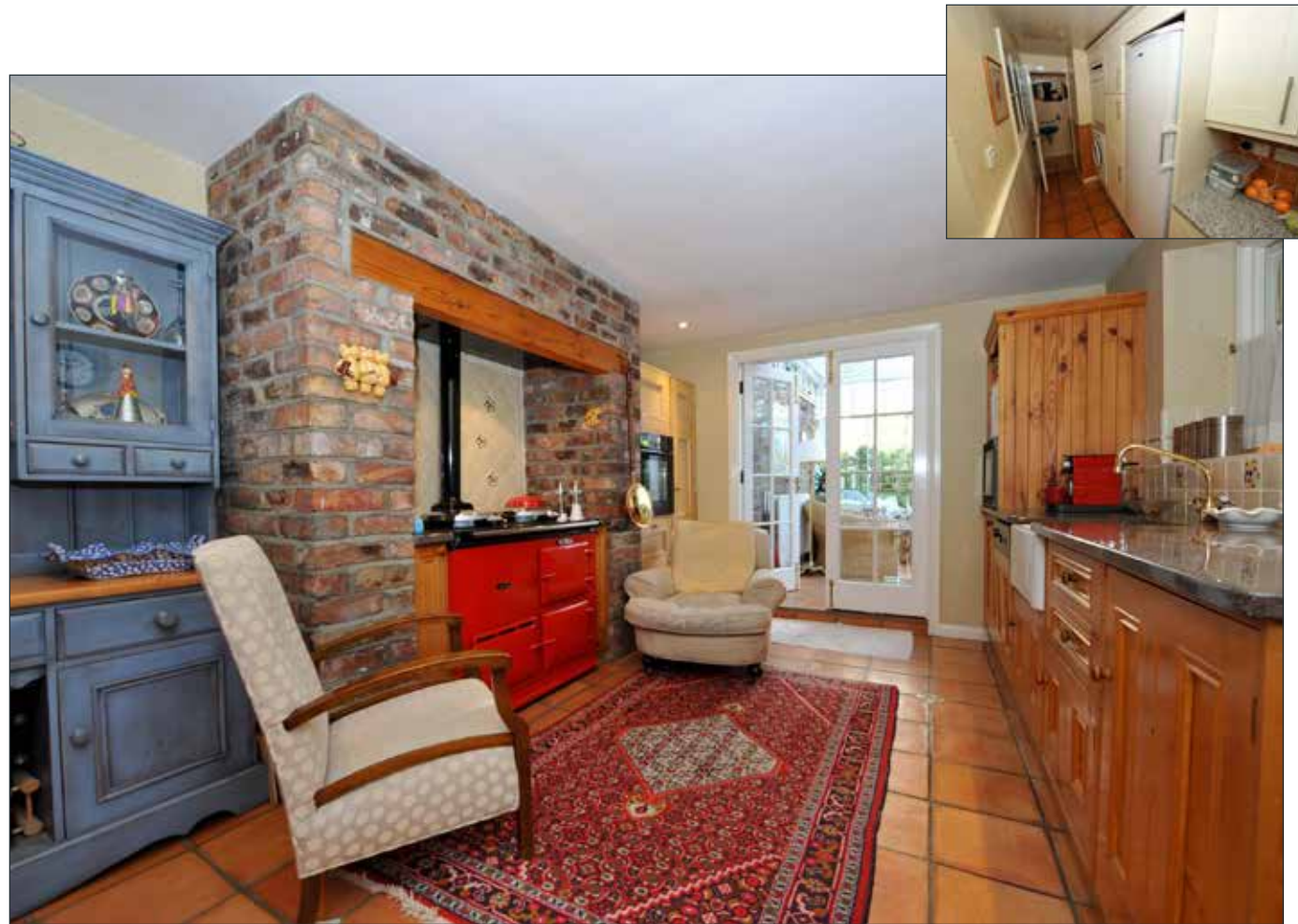
UTILITY ROOM:

12' 4" x 5' 0" (3.76m x 1.52m)

High and low level units. Recess for fridge freezer. Plumbed for washing machine.

CLOAKROOM:

Low flush WC. Wash hand basin with heated towel rail.



FIRST FLOOR

LANDING:

Hotpress and roof space access.

BEDROOM (1):

16' 0" x 10' 2" (4.88m x 3.1m)

Built in wardrobe.

BEDROOM (2):

11' 7" x 10' 7" (3.53m x 3.23m)

Built in wardrobe.

BEDROOM (3):

14' 0" x 7' 9" (4.27m x 2.36m)

Built in wardrobe.

SHOWER ROOM:

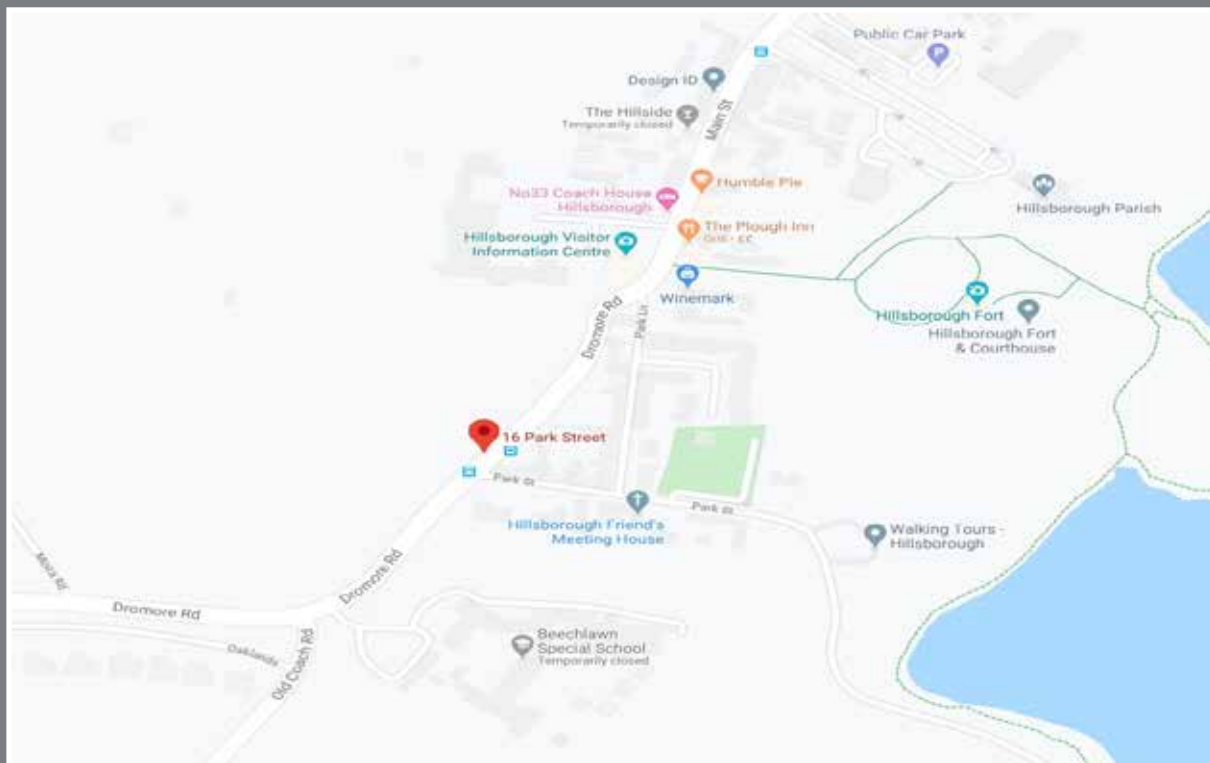
Modern fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin. Wooden floor. Heated towel rail.

OUTSIDE

Rear patio garden. Off street parking space. Storage cupboard housing oil fired boiler.



Location



Park Street is accessed off Park Lane or the Dromore Road in Hillsborough town centre.

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: ML/F/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		58
E 39-54		
F 21-38	36	
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0873-2906-0060-9401-6031

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