

simon**BRIEN**
RESIDENTIAL

4 Arthur Street,
Hillsborough, BT26 6AP



Asking Price £259,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Stunning Grade 2 Listed Double Terrace Dating Back To Mid 1850's
- Extensively Renovated Over Recent Years
- Three Generous Bedrooms
- Spacious Living Room With Feature Fireplace & Additional Dining Room
- Contemporary Kitchen With A Range Of Appliances
- Stunning Family Bathroom
- Oil Fired Central Heating & Double Glazing
- Designated Private Car Parking Space
- Enclosed Rear Courtyard Style Patio
- High Standard Of Finish & Presentation Throughout
- Popular & Convenient Central Hillsborough Location Close To All Local Amenities, Pubs & Restaurants

SUMMARY

This is an exceptional opportunity to acquire a magnificent listed Tudor style double cottage nestling in the historic village of Hillsborough, a short stroll from all local shops, bars, restaurants, and 5 minutes from Sprucefield, with Belfast approximately 20 minutes by car.

Built c. 1856 by the Downshire Estate, named in the honour of Lord Arthur Hill, Arthur Street has truly retained its abundance of character and charm. This particular property has been beautifully renovated in recent years by its present vendors, and has exceptional accommodation comprising of, three bedrooms, living room with feature fireplace, dining room, contemporary fitted kitchen, and magnificent bathroom. In addition, the property benefits from an enclosed courtyard patio style garden, and designated car parking space.

Likely to be of interest to the young professional couple, family, or those downsizing within the area. We recommend immediate inspection of this fabulous property through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY:

Black composite front door.

LIVING ROOM:

18' 7" x 13' 0" (5.66m x 3.96m)

Fireplace recess with multi-fuel stove, slate tiled hearth and antique pine mantle. Low voltage recessed lighting. Double aspect windows. Shelved recess. Laminate flooring. Two double panel radiators, each with radiator cabinet.

DINING ROOM:

14' 0" x 9' 3" (4.27m x 2.82m)

Fireplace recess with slate tiled hearth and antique pine mantle. Double aspect windows. Low voltage recessed lighting. Double panel radiator. Storage cupboard. Open plan from Living to Kitchen.

KITCHEN:

10' 9" x 9' 0" (3.28m x 2.74m)

Excellent range of Shaker style high and low level fitted units. Concealed lighting. Hardwood work surfaces. 'Blanco' colour keyed single drainer stainless steel sink unit and mixer taps. 'Belling' range incorporating double oven and four ring ceramic hob with matching 'Belling' extractor hood. Integrated fridge/freezer. Low voltage recessed lighting. Ceramic tiled floor. Double panel radiator.



UTILITY ROOM:

8' 2" x 4' 0" (2.49m x 1.22m)

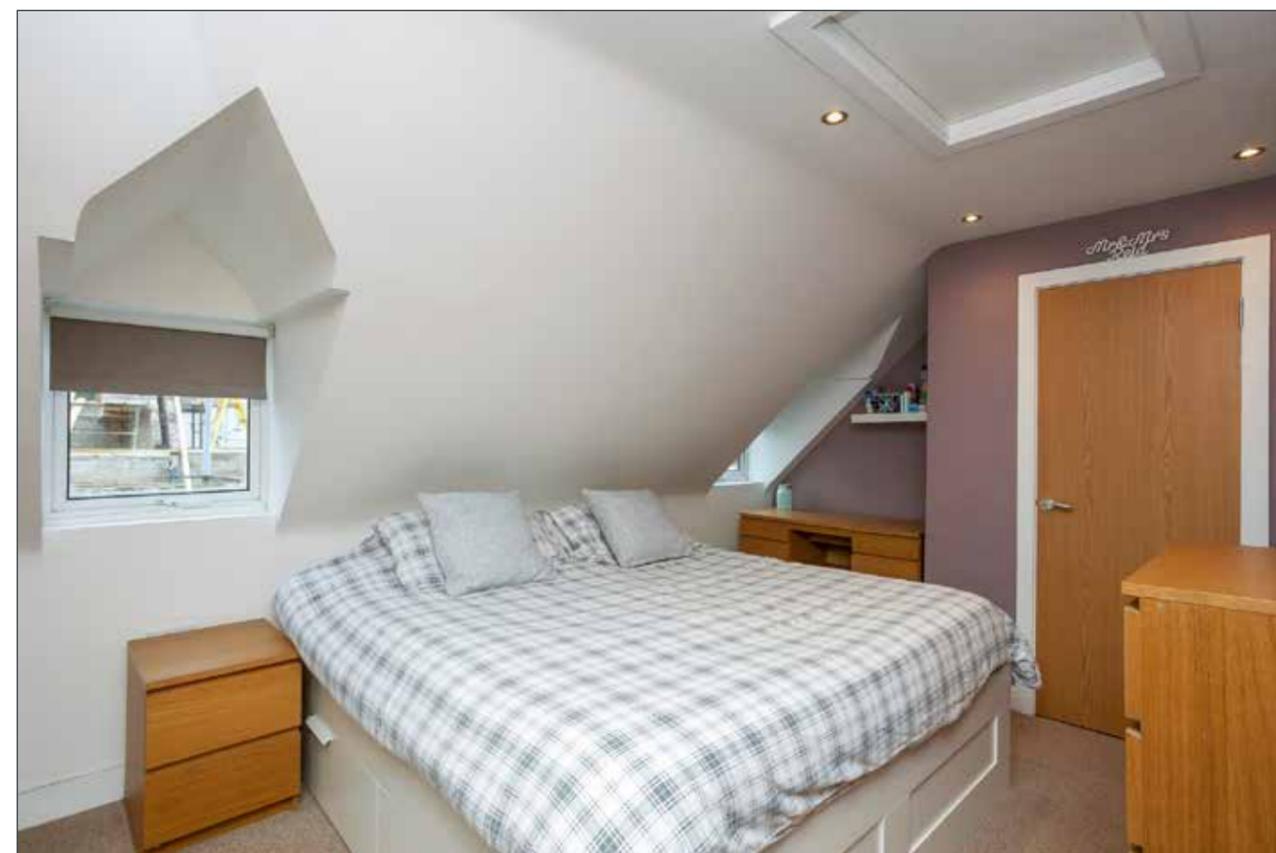
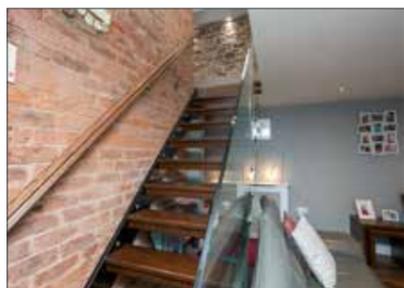
Range of low level cupboards. Fitted shelves. Ceramic tiled floor. Single panel radiator. PVC exterior door with double glazed panel.



DOWNSTAIRS CLOAKROOM:

White suite comprising corner pedestal wash hand basin with mixer taps. Low flush WC. Low voltage recessed lighting. Ceramic tiled floor. Extractor fan.

Oak open tread staircase from Living Room with glazed balustrade and exposed brick wall to:



FIRST FLOOR

LANDING:

Feature exposed stone wall panel. Concealed low voltage lighting. Velux window. Single panel radiator.

BEDROOM (1):

15' 3" x 10' 3" (4.65m x 3.12m)

Exposed brick wall. Two feature dormer windows. Low voltage recessed lighting. Feature dormer window. Double panel radiator.

BEDROOM (2):

14' 4" x 10' 0" (4.37m x 3.05m)

Part vaulted beamed ceiling. Exposed brick wall. Feature dormer window. Low voltage recessed lighting. Double panel radiator.





BEDROOM (3):
15' 5" x 8' 0" (4.7m x 2.44m)

Part vaulted ceiling. Low voltage recessed lighting. Feature dormer windows. Double panel radiator.

BATHROOM:
13' 2" x 10' 8" (4.01m x 3.25m)

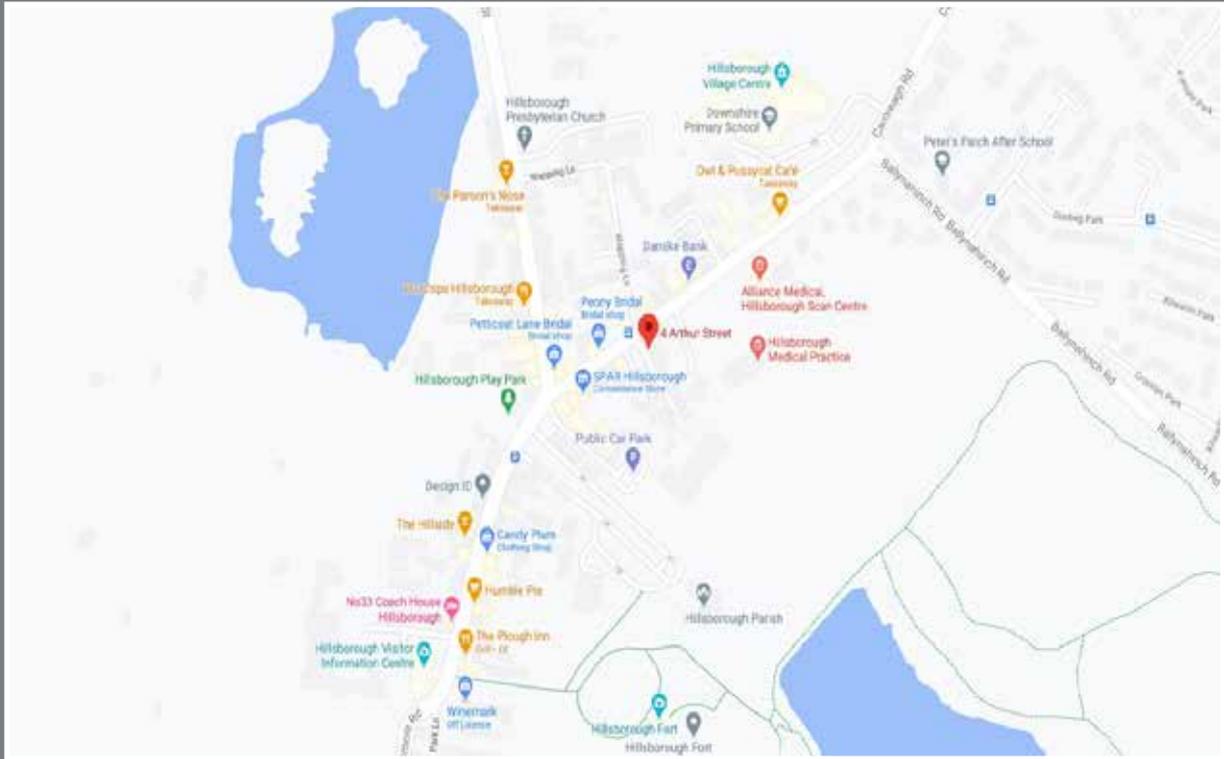
Stylish white suite comprising freestanding bath with centred mixer taps. Large quadrant shower enclosure. Vanity wash hand basin with mixer taps. Low flush WC. Vaulted ceiling. Low voltage recessed lighting. Exposed brick wall. Heated towel rail. Built-in cupboard. Plumbed for automatic washing machine. Hot press. Double panel radiator.

OUTSIDE

Enclosed courtyard patio area to rear with original flags. Boiler house. Oil tank. Outside light and water tap. Shared passageway providing front and rear access. Designated private car parking space to side of property.



Location



Corner of Ballynahinch and Arthur Streets.

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/J/20/SO



	Current	Potential
Vary energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	65	71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0129-3092-0223-6081-5954

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

North Down
48 High Street
Holywood 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.