



98 CHURCH ROAD

Holywood, BT18 9BX

Asking price **£675,000**



TOWNHOUSE | 4  | 2  | 2 

Amongst a well renowned and ever popular row of Victorian properties, 98 has been recently renovated and extended to an excellent standard enjoying tasteful internal décor throughout creating a modern living space whilst retaining much of the character and charm associated with properties of this era.

98 Church Road is a fine example of Victorian town house living. Located within walking distance of Holywood's bustling High Street, and with a mature outlook to St Philip and St James Parish Church. Affording excellent privacy to the well-established and easily maintained enclosed large rear garden with covered decked area and a summer house perfect for enjoying late evenings in the garden, ensures this property will have particular appeal on today's market.

.The high cornice ceilings and impressive open fireplace combine with modern additions to bathrooms and beautifully extended kitchen with feature dual sky lights. To the first and second floor are four double bedrooms, including large master bedroom to the first floor, family bathroom with white suite and separate shower room. Something about having the flexibility of being completely open plan, or having the partition option to bring a stand alone cosy living room and separate kitchen / dining room.

A host of Holywood's amenities are within walking distance. Holywood Golf Club, Bannatyne Health Club, the George Best Belfast City Airport and Holywood Exchange are easily accessible by car. City commuting is made easy via road and rail. This is a particularly highly sought after and ever desirable location.

KEY FEATURES

- Handsome Red Brick Three Storey Victorian Town House
- Recently Renovated and Extended to an Exceptionally High Standard
- Beautifully Presented and Tastefully Decorated Throughout
- Contemporary Finishes Combine with Period Features, Including High Cornice Ceilings, Ceiling Roses, and Working Window Shutters
- Elegant Drawing Room with Hard Wood Flooring, Open Through Folding Doors to Dining Room
- Dining Room open to...
- Extended Shaker Style Fully Fitted Kitchen with Range of Integrated Appliances, with large skylights in ceiling
- Island unit with Ceramic Sink and Casual Breakfast Bar
- Dining Area open to Lounge Area
- Downstairs WC
- Four Double Bedrooms all with Built in Wardrobes, Including First Floor Generous Master Bedroom with Delightful Outlook to Front
- Family Bathroom with White Suite and Feature Tiling
- Separate Shower Room
- First Floor Utility Space
- Front Forecourt
- Separate Private Enclosed Garden, Easily Maintained and Landscaped with Summer House and patio area.
- Gas Fired Heating
- Within the catchment area to many Local Schools
- Conveniently Located Within Walking Distance of an Excellent Range of Schools, Hollywood Town Centre and Coastline and Rail and Bus Networks



ROOM DETAILS

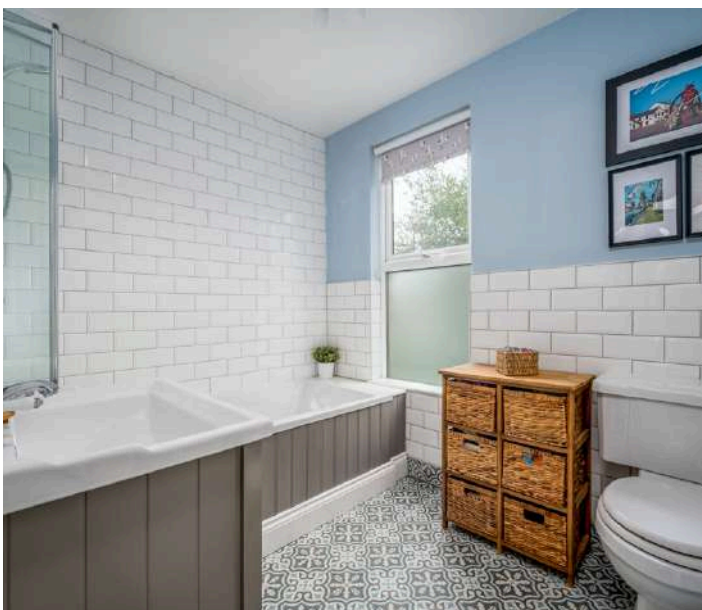
Ground Floor	First Floor Return	Second Floor	Outside
<ul style="list-style-type: none">• Reception Porch• Reception Hall• WC• Lounge 18'3" x 14'5"• Kitchen/Living 18'9" x 18'0"	<ul style="list-style-type: none">• Family Shower Room• Family Bathroom <p><i>First Floor</i></p> <ul style="list-style-type: none">• Bedroom One 18'9" x 15'0"• Bedroom Three 12'10" x 12'0"	<ul style="list-style-type: none">• Access to Roofspace• Bedroom Two 18'9" x 15'0"• Bedroom Four 12'10" x 12'0"	<ul style="list-style-type: none">• Detached enclosed rear garden laid in lawns with covered decked area and space for summer house• Front forecourt in paving.





FLOOR PLANS





DIRECTIONS

Travelling from the Maypole in Holywood, continue up Church Road, and number 98 is located on the left hand side.



THE LOCAL AREA

Hollywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	62	69
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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