



Located in one of East Belfast's most sought-after residential areas, this spacious red brick semi-detached home offers an exceptional opportunity for families and professionals alike. Boasting classic charm with modern touches, the property is beautifully presented throughout and enjoys a quiet yet convenient setting close to leading schools, local amenities, and excellent transport links.

Internally, the home is bright and generously proportioned, featuring two elegant reception rooms—both enhanced by original fireplaces that add warmth and character. The fitted kitchen is complemented by a separate utility room, offering practicality for modern living, while a ground floor shower room and additional WC add further convenience. Upstairs, there are three large bedrooms, a luxury bathroom, and a second separate WC, catering well to busy family life.

Externally, the property continues to impress with private, well-maintained gardens to the front and rear—ideal for outdoor entertaining or quiet relaxation. Off-street parking and a detached garage provide excellent storage and functionality. With gas-fired central heating and uPVC double glazing throughout, this is a comfortable, efficient home in a prime location.

Call us today to arrange a private viewing.

**Offers Over
£275,000**

253 Holywood Road,
BELFAST,
BT4 2EW

Viewing by
appointment
through agent
028 9042 4747

- Attractive red brick semi-detached home with generous proportions
- Two spacious reception rooms, both featuring original fireplaces
- Modern fitted kitchen with adjoining utility room
- Convenient ground floor shower room and separate WC
- Three well-proportioned double bedrooms
- Contemporary bathroom suite with additional separate WC
- Gas-fired central heating system
- uPVC double glazed windows throughout
- Off-street parking and detached garage
- Private, mature gardens to the front and rear, beautifully maintained
- Located in a highly desirable area of East Belfast

The Property Comprises:

Ground Floor

COVERED PORCH: uPVC composite front door with glazed central panel and side panel.

ENTRANCE HALL: Original wooden floor.

LIVING ROOM: 17' 5" x 11' 10" (5.3m x 3.6m) Bay window with outlook to front. Original marble fireplace with electric fire.

DINING ROOM: 13' 1" x 11' 10" (4m x 3.6m) Outlook to rear. Feature stone fireplace with electric fire.

SHOWER ROOM: Walk-in easy access Triton Safeguard thermostatic shower, fully tiled splashback.

SEPARATE WC: Low flush wc, wash hand basin with chrome mixer tap.

UTILITY ROOM: Original wooden floor.

KITCHEN: 12' 2" x 9' 6" (3.7m x 2.9m) Laminate tile effect floor, space for fridge/freezer, excellent range of high and low level units, Zanussi electric double oven, stainless steel sink unit with chrome mixer taps, plumbed for washing machine. Access door to rear garden.



First Floor

LANDING: Large window. Linen cupboard. Access to partially floored roofspace with power.

BEDROOM (1): 12' 6" x 10' 6" (3.8m x 3.2m) Outlook to front.

BEDROOM (2): 14' 1" x 11' 10" (4.3m x 3.6m) Outlook to front.

BEDROOM (3): 13' 1" x 11' 10" (4m x 3.6m) Outlook to rear.

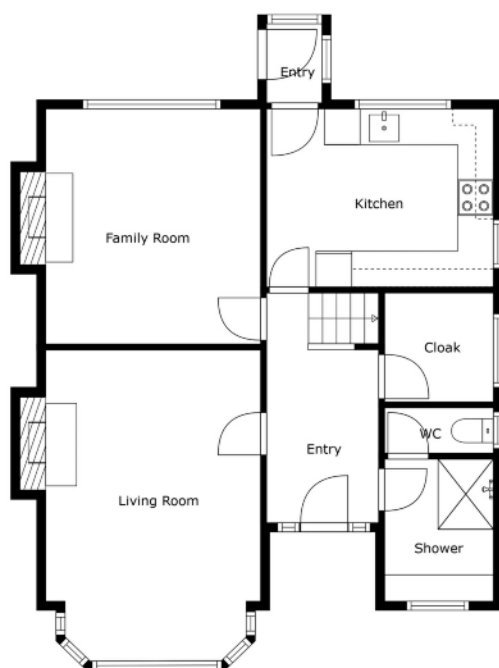
BATHROOM: Bath, fully tiled walls. Shower cubicle with Mira Sport shower unit, wash hand basin with gold mixer taps, cupboard housing boiler.

SEPARATE WC: Low flush wc, fully tiled walls.

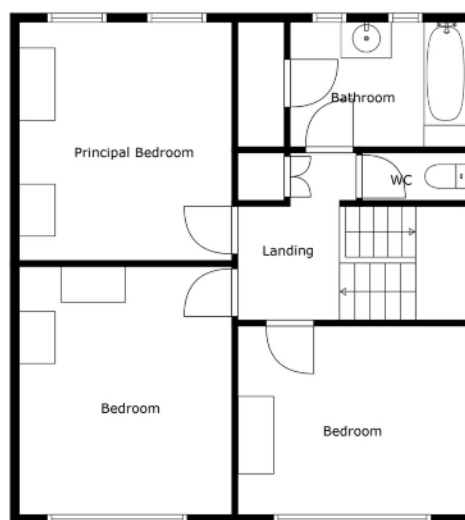


Location:

Travelling along Holywood Road towards Belfast, number 253 is on the left-hand side before, directly opposite Dennorton Park.



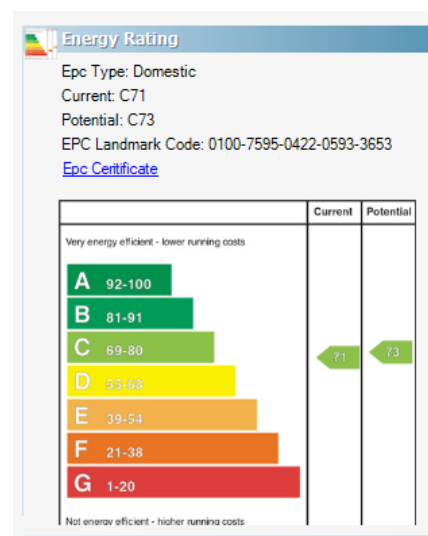
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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