



Nestled in the heart of Holywood, this charming property reveals more than meets the eye. Behind its cottage-style facade lies a spacious family home, complemented by a sizeable rear garden and a generous garage. Bordered by mature woodlands, the garden extends to a peaceful stream, creating a serene setting.

The current owners have added warmth and modernity, notably with a newly fitted kitchen. The interiors offer versatile and well-proportioned spaces, making it an ideal choice for a range of buyers, especially young families.

Convenience is a key feature, with the town centre, featuring boutiques, restaurants, and cafes, just a short stroll away. Excellent schools and a nearby train station enhance the family-friendly appeal. Commuting is made easy with quick access to major routes, and the city airport is a mere ten-minute drive away. This property seamlessly combines comfort, convenience, and a touch of nature in the heart of Holywood.

Offers Around
£495,000

55 Victoria Road,
HOLYWOOD,
BT18 9BD

Viewing by
appointment
through agent
028 9042 4747

- Deceptively spacious family home in heart of Hollywood
- Versatile and well proportioned accommodation ideal for young families
- Newly fitted kitchen with access to good sized floored roofspace
- Cosy snug off kitchen
- Separate living and dining rooms
- Three good sized bedrooms
- Wet room and WC
- Cavity wall insulation installed and re-rendered
- Large rear garden with mature woodland and tranquil stream
- Large Shelter 17' x 11'6" Currently Used for Storage but Suitable for Further Development
- The town centre is a short stroll away, with boutiques, restaurants, and cafes
- Excellent schools and a nearby train station enhance the family-friendly appeal
- Quick access to commuting routes and the city airport is a mere ten-minute drive away



The Property Comprises:

Ground Floor

COVERED ENTRANCE PORCH: Hardwood front door to...

ENTRANCE HALL: Picture rail, cornice ceiling, parquet flooring.

LIVING ROOM / HOME OFFICE: 13' 8" x 13' 2" (4.17m x 4.01m)



DINING ROOM: 13' 10" x 13' 1" (4.22m x 3.99m)



Telephone 028 9042 4747
www.templetonrobinson.com

FAMILY ROOM: 14' 11" x 10' 1" (4.55m x 3.07m) Tiled fireplace with open fire, parquet flooring, cornice ceiling, picture rail.



NEWLY FITTED KITCHEN WITH CASUAL DINING: 18' 11" x 10' 5" (5.77m x 3.18m) Excellent range of high and low-level units, wood effect work tops, single drainer one and a half bowl stainless steel sink unit, built-in oven and 4 ring ceramic hob, plumbed for washing machine, part tiled walls. Access to good sized floored roofspace with dormer windows.



REAR PORCH: Ceramic tiled floor, door to outside. Utility area, space for freezer.

WET ROOM: Triton electric shower, pedestal wash hand basin, Dimplex wall heater.



SEPARATE WC: Low flush WC.

REAR HALLWAY: Laundry cupboards. Stairs to...

Upper Level

BEDROOM (1): 16' 12" x 12' 7" (5.18m x 3.84m) Tiled fireplace with open fire, picture rail, wood strip flooring.



BEDROOM (2): 11' 7" x 10' 0" (3.53m x 3.05m) Wash hand basin.



BEDROOM (3): 15' 3" x 12' 6" (4.65m x 3.81m)



Outside

Driveway leading to...

ATTACHED GARAGE 25' 6" x 14' 9" (7.77m x 4.5m) Oil fired boiler. Cavity wall insulation. Potential for additional accommodation.

WASH HOUSE: Belfast sink unit.

LARGE SHELTER: 17' 0" x 11' 6" (5.18m x 3.51m) Currently used for storage but ideal for further development.

GARDEN STORE:

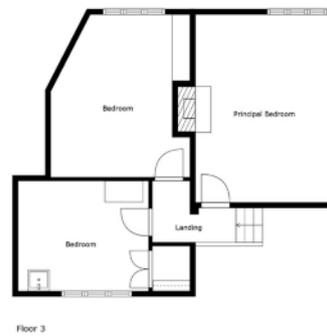
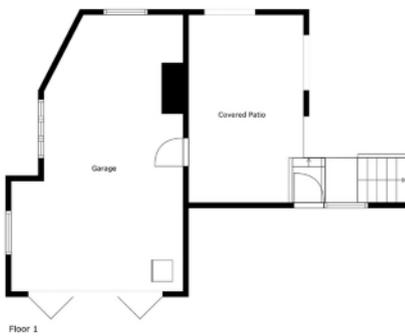
COAL SHED:

Extensive enclosed level rear garden laid to lawn, plastic oil tank. There is also a large area at the back of the garden with a mature tree backdrop.



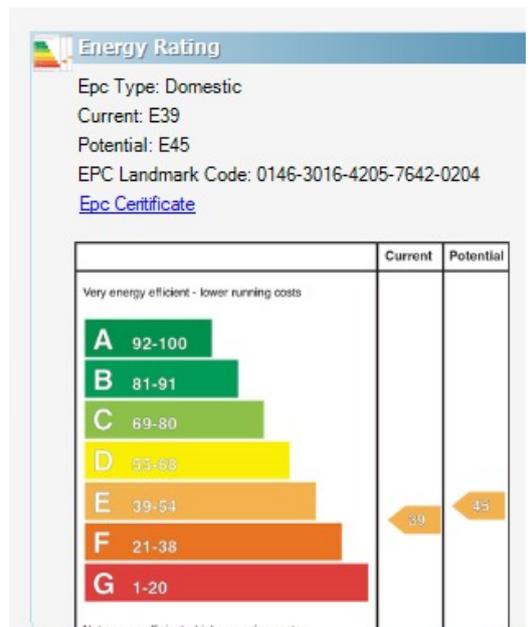
Location:

Travelling towards the town centre on Bangor Road, turn left onto Victoria Road. Continue straight past Brook Street, no.55 will be on the right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
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