

**simonBRIEN**  
RESIDENTIAL

78 Downshire Road,  
Holywood, BT18 9LY



Offers Over £179,950

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#### KEY FEATURES

- Mid terrace property with garden
- Requires modernisation and refurbishment
- Living room with gas fire
- Dining room
- Fully fitted kitchen
- Three bedrooms
- Bathroom on first floor
- Gas fired central heating
- Double glazed
- Rear enclosed yard and garden
- Good storage throughout
- Convenient location off Hollywood High Street, a short walk to Hollywood train halt and the North Down coastal paths

#### SUMMARY

Convenient location off Hollywood High Street, a short walk to Hollywood train halt and the North Down coastal paths.

This mid-terrace property is situated on Downshire Road, this is ideally located off the Hollywood High Street and benefits from doorstep convenience to the bustling town, public transport networks, main arterial routes to Belfast and Bangor, excellent shopping facilities, restaurants and schools.

Internally the property boasts generous accommodation over three stories. The ground floor has a living room with gas fire, dining room and fitted kitchen. On the first floor there are two bedrooms and bathroom, and there is a further bedroom on the second floor. Outside there is an enclosed yard and a further garden space.

Perfect for the young professional, downsizer or investor. Early inspection is highly recommended.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

Hardwood entrance door with stained glass inset.



##### ENTRANCE HALL:

Wood strip floor.



##### LIVING ROOM:

**12' 10" x 11' 1" (3.91m x 3.38m)**

Fire surround with tiled inset and gas fire, wood strip floor.





**DINING ROOM:**  
10' 6" x 10' 2" (3.2m x 3.1m)

Fire surround, storage cupboard with gas boiler.



**KITCHEN:**  
10' 8" x 7' 5" (3.25m x 2.26m)

High and low level fitted units, Porcelain Belfast sink with mixer taps, plumbed for washing machine, plumbed for washing machine, plumbed for dishwasher, 4 ring gas hob and under oven, tiled floor, PVC door to yard.



**FIRST FLOOR RETURN**

**BATHROOM:**

Low flush WC, wash hand basin, panelled bath, shower enclosure, tiled floor, recessed lighting.



**FIRST FLOOR**

**BEDROOM (1):**  
14' 11" x 9' 8" (4.55m x 2.95m)

Fire surround.

**BEDROOM (2):**  
10' 3" x 9' 2" (3.12m x 2.79m)



**SECOND FLOOR**

**BEDROOM (3):**  
20' 6" x 13' 8" (6.25m x 4.17m)

Velux windows.

**OUTSIDE**

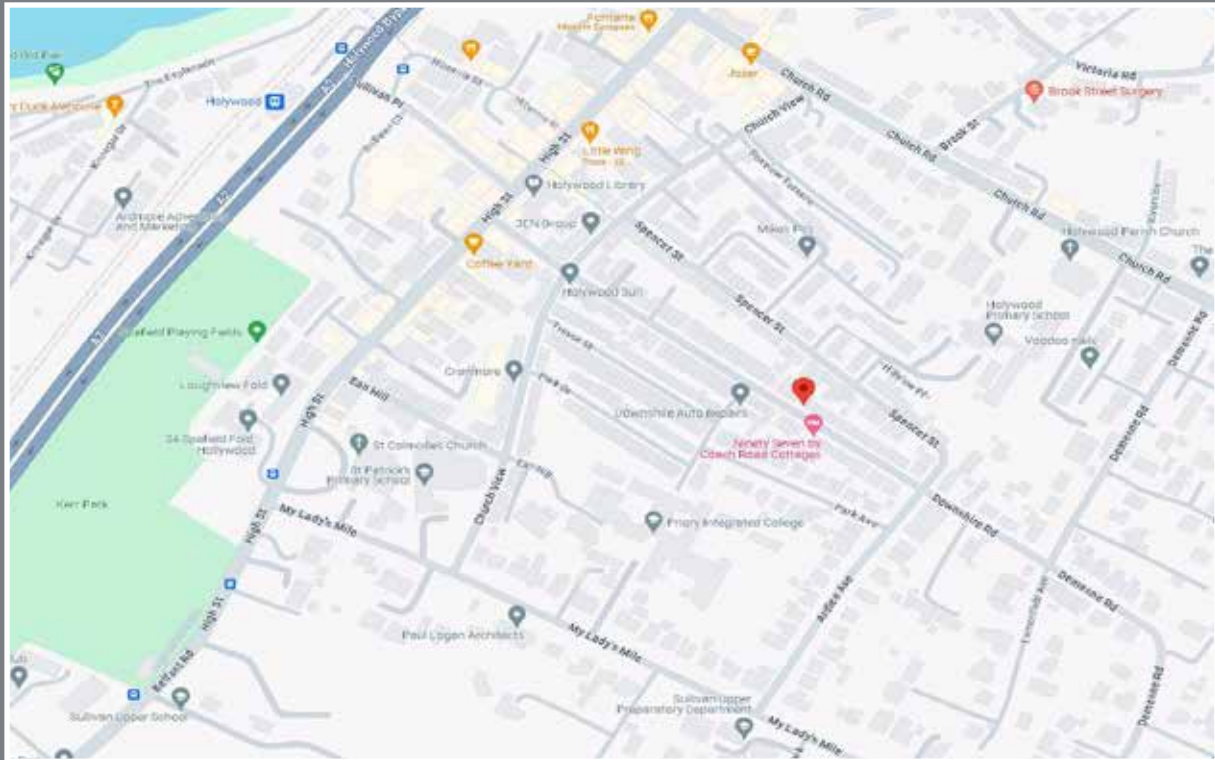
**ENCLOSED YARD:**

Storage cupboard, water supply.

Raised decking area.



# Location



## 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

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## Lettings Department

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REF: TB/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	39 E	
21-38	F		
1-20	G		

EPC REF: 2003-7544-7102-0125-8506

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