

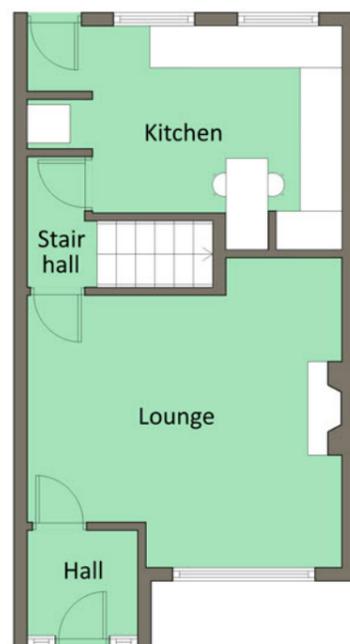
Outside

Corner site, vehicular access to side via Hillview Place, off street parking
(could be utilised as low maintenance garden).

MASONRY STORE: 6' 11" x 5' 3" (2.1m x 1.6m)

TEMPLETON
ROBINSON

TEMPLETON
ROBINSON



Energy Rating

Epc Type: Domestic
Current: C73
Potential: C75
EPC Landmark Code: 3039-6320-5109-0472-0292
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A	92-100	
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		

North Down - 028 90 42 4747
Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
www.templetonrobinson.com



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Telegraph
PROPERTY AWARDS 2019
In partnership with

WINNER
Residential Estate Agency (Multi Branch) of the year 2019



Attention all first time buyers, young professionals and investors... An immaculately presented, tastefully decorated maisonette conveniently located within the heart of Holywood. Offering bright and spacious accommodation, the layout comprises reception hall, living room open plan to dining room, separate kitchen with breakfast bar and upstairs; three well proportioned bedrooms, plus bathroom. The property is further enhanced by gas fired central heating and uPVC double glazed windows. Occupying a corner site, the property has vehicular access to the side via Hillview Place; This area could be utilised as a driveway or a low maintenance garden with the added benefit of a masonry garden store. A highly convenient location within walking distance to Holywood town with its' array of boutique shops, cafes, restaurants and delightful coastal walks. The local railway halt offers ease of access into Belfast city centre making it ideal for those wishing to commute. Early viewing is highly recommended.

Offers Over
£132,500

54 Spencer Street,
HOLYWOOD,
BT18 9DJ

Viewing by
appointment with
& through agent
028 9042 4747

54 Spencer Street,
HOLYWOOD,
BT18 9DJ

Property Features

Attention all first time buyers, young professionals and investors alike...

Immaculately presented & tastefully decorated maisonette

Offering bright & spacious accommodation

Reception Hall

Living Room

Kitchen with breakfast bar dining area

Three well proportioned bedrooms

Main bathroom

Gas fired central heating

uPVC double glazed windows

Vehicular access to driveway via. Hillview Place

(Area could be utilised as a low maintenance garden with masonry garden store)

Conveniently located within the heart of Holywood

Scenic coastal and woodland walks close to hand

Variety of shops and amenities on your doorstep including local railway halt

Location:

Travelling along High Street, turn onto Downshire Road. Take the first left onto Church View then first right onto Spencer Street. No. 54 is located on the left side of the road.

Property Comprises

Ground Floor

uPVC double glazed front door with side lights to . . .

RECEPTION HALL: Oak wood floor, electric cupboard. Glazed inner door to . . .

LIVING ROOM: 16' 5" x 15' 5" (5m x 4.7m) Oak wood floor, feature bay window, feature fireplace with timber sleeper mantle and electric fire.

KITCHEN WITH CASUAL DINING AREA: (at widest points). Modern kitchen with excellent range of high and low level units, stainless steel sink unit with drainer and mixer tap, built-in Zanussi cooker, four ring Logic ceramic hob, stainless steel extractor fan, plumbed for washing machine, space for fridge freezer (could be utilised as larder space), part tiled walls, ceramic tiled floor, uPVC double glazed door to garden.

First Floor

BEDROOM (1): 13' 5" x 9' 2" (4.1m x 2.8m) Oak strip wood floor, double built-in robe with cupboard.

BEDROOM (2): 9' 2" x 7' 7" (2.8m x 2.3m) Oak strip wood floor, built-in robe with rail and cupboard above, single cupboard with Worcester gas fired boiler.

BEDROOM (3): 10' 2" x 9' 2" (3.1m x 2.8m)

BATHROOM: Modern white suite comprising panelled bath with mixer tap and telephone hand shower over, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

