



# 57 HOLLAND DRIVE

Belfast, BT5 6EJ

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*Offers over* **£199,950**



END TERRACE | 3  | 1  | 2 

We are delighted to bring to the market this charming three bed semi-detached property in the heart of Ballyhackamore.

## KEY FEATURES

- Much More than Meets the Eye
- Close Proximity to many Local Amenities and Schools, Ideally Placed for the City Commuter
- Open Plan Lounge into Dining Room
- Modern Fitted Kitchen with access to Rear Garden
- Under Stairs Storage
- Three Bedrooms
- Modern Fitted Shower Room with White Suite
- Gas Fired Central Heating
- Majority UPVC Double Glazing (except two stained glass windows)
- Enclosed Private Rear Garden
- Driveway for Off Street Parking leading to Timber Garage
- Early Viewing Highly Recommended





## ROOM DETAILS

### *Ground Floor*

- Entrance Hall
- Lounge  
22'11" x 9'7"
- Dining Room
- Kitchen  
15'5" x 5'3"

### *First Floor*

- Landing
- Bedroom One  
10'10" x 8'7"
- Bedroom Two  
10'10" x 8'10"
- Bedroom Three  
6'7" x 6'
- Shower Room

### *Outside*

- Garden to Rear
- Patio Area
- Timber Garage



## DIRECTIONS

*Travelling from the Ballyhackamore in East Belfast continue towards the direction of Belfast. Turn right into Holland Drive and No.57 is located on the right-hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	62	64
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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