



# 31 THE GREEN

Hollywood, BT18 9PB

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*Asking Price* **£169,950**



MID TERRACE | 3  | 1  | 1 

This exceptionally well-presented home is situated in a much sought after area within walking distance to Holywood's busy town centre, Spafield playing fields, Holywood Golf Club, Redburn Country Park, public transport routes and highly regarded schools.

## KEY FEATURES

- Exceptionally Well Presented Mid Terrace Home
- Lounge with Gas Coal effect Fire and access to the Conservatory
- Kitchen with Access to Rear Garden
- Three Well Proportioned Bright Bedrooms to First Floor with Mature Views
- Lough Views from Bedrooms and Floored Attic
- Gas Fired Central Heating
- Fully enclosed rear garden with southerly aspect, Deck Area and Lawns ideal for enjoying late evenings and for children at play
- Close to an Excellent Range of Local Schools
- Within walking distance to popular coffee shops and eateries including Holywood Wine Bar, Joxer, Homebird and more
- 15 minute walk to the popular Seapark seafront area.



## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Downstairs Shower Room
- Lounge  
14'5" x 12'2"
- Kitchen  
14'5" x 6'8"
- Conservatory  
10'1" x 8'6"
- Landing

### *First Floor*

- Bedroom One  
11'9" x 10'4"
- Bedroom Two  
12'2" x 10'0"
- Bedroom Three  
10'4" x 7'2"
- Roofspace

### *Outside*

- Partially laid in paving with patio, garden with southerly aspect getting sun well into the evening,
- Raised deck area.
- Partially laid in lawns, outside brick store with light and powers.



## DIRECTIONS

*Travelling from the Maypole in Holywood in the direction of Belfast, turn left at Jackson's Road opposite the Maxol Filling Station, take the first left into Oakleigh Avenue and then take the first right into The Green; No. 31 is located towards the*



## THE LOCAL AREA

*Holywood, named Best Place to Live in Northern Ireland 2023 by the Sunday Times, is located conveniently close to Belfast on the coast of North Down. Holywood is known for its beautiful beaches, trendy cafes and for being a foodie heaven! Holywood is home to many leading secondary and primary schools.*

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>	59	73
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 more details and to arrange a viewing.



## OUR BRANCHES

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