

RODGERS & BROWNE



34 Trevor Street,
Holywood, BT18 9NA

offers around £175,000



The Agent's Perspective...

" Located just off Church View, this three bedroom townhouse offers great space only a short walk from the High Street with its shops, restaurants and offices. The seashore is also easily accessible via the subway. Trains and busses are also close by.

Unusual in offering a useful bike or tool store to the front, the house enjoys extra width internally to the first and second floors. There are three good bedrooms, spacious living and dining room, kitchen to the rear and shower room on the first floor.

Double glazing and gas fired central heating enhance creature comforts making this a most appealing opportunity.

View today"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

3 bedroom townhouse

Very popular location within easy walking distance of town centre

uPVC double glazing

Gas fired central heating

Unusual additional store to side for tools, bicycles etc

Extra internal space to first and second floor

Ideal 'starter home' or as buy to let property

Spacious living / dining area

Top floor as bedroom 3 or ideal home office



The property comprises...

GROUND FLOOR

uPVC double glazed front door to:

ENTRANCE HALL: 1/2 timber panelled walls to dado rail, tiled floor.

LIVING / DINING ROOM 21' 6" x 9' 9" (6.55m x 2.97m) Cast iron period style fireplace, tiled hearth. Vertical radiator. Storage under stairs

KITCHEN: 15' 0" x 6' 3" (4.57m x 1.91m) Single drainer stainless steel sink unit, mixer taps, extensive range high & low level cupboards, laminate 'butcher's block' worktops, tiled floor, plumbed for washing machine and dishwasher, tiled walls. uPVC double glazed door to enclosed rear yard.

FIRST FLOOR

BEDROOM (1): 15' 6" x 10' 0" (4.72m x 3.05m) Twin built in wardrobes, vertical radiator

BEDROOM (2): 10' 9" x 10' 0" (3.28m x 3.05m) vertical radiator

SHOWER ROOM: 10' 0" x 6' 3" (3.05m x 1.91m) Floating wash hand basin, low flush wc, fully tiled walls, tiled floor, fully tiled corner shower cubicle, instant heat Mira Sport shower, chrome heated towel rail. Concealed gas fired central heating boiler.

SECOND FLOOR

BEDROOM (3): 15' 6" x 12' 9" (4.72m x 3.89m) or possible Home office. Double glazed Velux window, storage into eaves.

OUTSIDE

Enclosed rear yard with raised flower bed.

STORE ROOM 22' 0" x 3' 0" (6.71m x 0.91m) Useful, separate store to front for tools, bicycles etc

Location

Left hand side off Church View



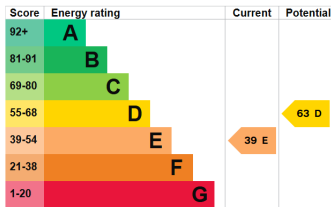
Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is c. £1001.49

VIEWING

By appointment with **RODGERS & BROWNE**.



Sales Lettings Property Management

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