

**RODGERS
&
BROWNE**

16 Oakley Avenue, Jackson's Road,
Holywood, BT18 9PE

offers over £170,000



The Agent's Perspective...

"This is a lovely, bright home which offers comfortable modern surroundings in a quiet relatively traffic free cul de sac at the edge of Holywood town.

For those who are seeking real 'move in' appeal this must be a great choice. There is a modern, striking kitchen with appliances, separate utility space, modern bathroom with bath and shower over, and the whole house is beautifully decorated.

Creature comforts are enhanced with gas fired central heating and uPVC double glazing and the house is set off by enclosed gardens to front and rear.

Why rent when you can buy? You must see this one!"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Dining room with shelved pantry storage



Lovely kitchen with appliances



Dining open to kitchen

The facts you need to know...

Bright modern townhouse

Three bedrooms

Living room and open plan kitchen dining room

Smart contemporary kitchen with fridge freezer, oven, hob, dishwasher

Adjoining utility room with space for washing machine and tumble dryer

Gas fired central heating

uPVC double glazing

Modern white bathroom suite

Quiet, relatively traffic free cul de sac

Garden to front and enclosed to rear

Attractively decorated throughout

Popular and convenient location with pedestrian short cut via Carn End to Sullivan Upper School and Hollywood town centre

Ideal first home

Large garden store - ideal for bikes, barbecue storage etc



Luxury fitted and equipped kitchen open to dining area



Utility room



The property comprises...

GROUND FLOOR

Glazed front door and side panels with obscure, leaf pattern glass

ENTRANCE HALL: Stained oak effect laminate flooring.

LIVING ROOM: 12' 9" x 10' 0" (3.89m x 3.05m) Plus bay window, stained oak effect laminate flooring.

DINING ROOM: 13' 0" x 9' 0" (3.96m x 2.74m) Stained oak effect laminate flooring. Large larder cupboard. uPVC double glazed door to rear garden. Open to:

KITCHEN: 8' 0" x 6' 10" (2.44m x 2.08m) Stunning black shaker style high and low level cupboards, gold fittings, Quartz effect laminate worktops, inset white one and a half tub single drainer sink unit, anodised style gold mixer tap, under oven and four ring ceramic hob, cooker canopy, dishwasher, fridge, freezer, stained oak effect laminate flooring, recessed lighting. Open to:

UTILITY ROOM: 6' 9" x 5' 9" (2.06m x 1.75m) Range of shelving storage, Quartz effect laminate worktops, circular stainless steel sink, anodised style gold mixer tap, plumbed for washing machine, space for tumble dryer, recessed lighting, stained oak effect laminate flooring. View into rear garden. uPVC double glazed door to rear garden.

BATHROOM: 6' 9" x 5' 3" (2.06m x 1.6m) White suite comprising panelled bath, anodised style gold mixer tap and matching drencher and telephone hand shower, vanity unit wash hand basin, anodised style gold mixer tap, low flush wc, quarry tiled floor, tiled bath/shower area, heated towel radiator, recessed lighting, extractor fan.

Staircase with painted spindles and handrail to:



Main bedroom

FIRST FLOOR

BEDROOM (1): 13' 0" x 9' 6" (3.96m x 2.9m)

BEDROOM (2): 13' 0" x 9' 3" (3.96m x 2.82m) Built-in wardrobe.

BEDROOM (3): 10' 9" x 6' 9" (3.28m x 2.06m)

OUTSIDE

Gardens to front and enclosed to rear in lawns, fencing and hedges. Wrought iron railings to front.

LARGE GARDEN STORE: Gas fired central heating boiler. Ideal for storing bikes, barbecue and garden furniture.

Bin access to side.



Bedroom 2



Bedroom 3



Luxury bathroom with bath and shower over



THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

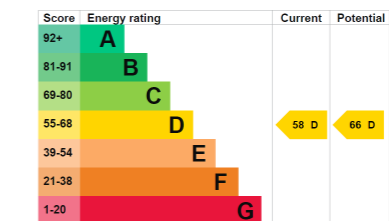
	Y	N	N/A
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Is there a property management company?		●	
Is there an annual service charge?		●	
Any lease restrictions (no AirBnB etc) ?		●	
On site parking?		●	
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?			●
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?		●	

UTILITIES

Electricity	YES
Mains gas	YES
LPG	N/A
Mains water	YES
Cable TV or satellite	TO PURCHASERS CHOICE
Mobile Telephone	SEE: WWW.OFCOM.ORG.UK
Broadband and speed	SEE: WWW.OFCOM.ORG.UK

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

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 2026 /2027 is c.£800.00

VIEWING: By appointment with **RODGERS & BROWNE**.

Location: Coming up Jackson's Road turn left into Oakley Avenue. Continue to junction of Abbey Ring and go straight across. Number 16 is on right hand side.



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

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