



6 CLAREHILL LANE

Hollywood BT18 9NL

Asking Price

£215,000



MID-TERRACE

| 3  | 1  | 1 

6 Clarehill Lane is a charming and well-proportioned home offering a practical layout with a warm, welcoming feel throughout. At the heart of the home, the lounge offers a cosy and inviting atmosphere, centred around an open fire place with brick surround and traditional timber mantel. The dining area enjoys a pleasant outlook to the rear garden and benefits from built-in storage. The kitchen is fitted with a range of high and low level units and offers space for essential appliances, with direct access through to a rear porch. Upstairs, the first floor comprises three well-proportioned bedrooms. Overall, this property will appeal to a wide range of purchasers, from first-time buyers to downsizers, seeking a comfortable home in a convenient and established residential location.

KEY FEATURES

- Charming three-bedroom home
- Entrance Porch
- Lounge featuring open fire
- Open-plan flow from lounge to dining room, ideal for modern living
- Dining room with pleasant outlook to rear garden
- Fitted kitchen
- Rear porch providing additional utility space with wash hand basin
- Oil-fired central heating
- Three well-proportioned first floor bedrooms
- Two front-facing bedrooms with built-in storage
- Family bathroom fitted with a classic suite
- Access to fully floored roofspace via fitted Slingsby ladder from landing, offering extra storage
- Enclosed rear garden laid in paving and greenway with mature planting and shed



ROOM DETAILS

ENTRANCE

Front Door

GROUND FLOOR

Quarry Tiled

Entrance Porch

Living/Dining Area

23'4 x 17'4

Kitchen

9'4 x 8'

Rear Porch

6'5 x 4'5

FIRST FLOOR

Landing

Bedroom One

15'5 x 12'2

Bedroom Two

15' x 8'11

Bedroom Three

9' x 7'6

Bathroom

9'1 x 6'2

OUTSIDE

Rear Porch and

Parking



DIRECTIONS

Travelling on the Old Holywood Road turn right onto Clarehill Lane, number 6 is located on your left hand side.



THE LOCAL AREA

A welcoming seaside town just five miles from Belfast, full of charm and community spirit. Stroll along the main street's cafés, boutiques, and family-run restaurants. With great schools, coastal paths, and nearby golf clubs, there's something for everyone. Beautiful homes, sea views, and a relaxed pace make Holywood a wonderful place to live.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

