



71 SPENCER STREET

Holywood BT18 9DJ

Offers Around

£185,000



SEMI DETACHED | 2 | 1 | 1

71 Spencer Street is a charming and well-presented semi detached home ideally situated within walking distance of Holywood's bustling town centre, offering an excellent range of shops, cafés, restaurants, schools and transport links including bus and rail connections to Belfast and Bangor. Perfectly suited to first time buyers, downsizers and investors alike, this attractive property combines convenience with low maintenance living in one of North Down's most sought after locations.

KEY FEATURES

- Attractive semi detached property in a highly convenient Holywood location
- Within walking distance of Holywood town centre and its excellent range of amenities
- Ideal for first time buyers, downsizers and investors alike
- Bright and well-proportioned accommodation throughout
- Welcoming reception hall with laminate wood effect flooring
- Comfortable front lounge with open plan aspect to kitchen and dining area
- Open plan kitchen / living / dining space ideal for modern living
- Kitchen fitted with a range of high and low level units
- Access from kitchen to enclosed rear courtyard
- Useful outside store to rear courtyard
- Two well-appointed first floor bedrooms
- Principal bedroom with feature fireplace and built-in robe potential
- Modern family bathroom with white suite and thermostatically controlled shower
- Gas fired central heating and uPVC double glazing
- Convenient to Belfast, Bangor, Holywood Exchange and Belfast City Airport



ROOM DETAILS

GROUND FLOOR *FIRST FLOOR*

Entrance

Landing

Reception Hall

Bedroom One

(14'3" x 12'7")

Lounge

(12'7" x 11'4")

Bedroom Two

(10'1" x 7'10")

Open Plan

Kitchen/Living/Dining

Family Bathroom

(19'6" x 14'2")

Rear Courtyard



DIRECTIONS

Travelling on Church View out of Holywood take the left hand turn onto Spencer Street, number 71 is located at the top on the right hand side.



Time for a Change?

READY FOR THE MARKET
OR JUST INTERESTED?

Request a **FREE** Valuation Today:

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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