



# 11 CHURCH COURT

Holywood BT18 9FP

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*Offers Over*

**£475,000**



## SEMI-DETACHED | 5 | 1 | 2

Nestled in the heart of Holywood, 11 Church Court is a charming semi-detached Victorian-style townhouse that seamlessly combines classic architectural elegance with modern contemporary finishes. This spacious and well-presented home offers the perfect balance of period features and contemporary living, making it an ideal choice for growing families or those seeking a stylish and comfortable home.

## KEY FEATURES

- Semi-Detached Victorian-Style Townhouse
- Five Spacious Bedrooms, Primary with En Suite Shower Room
- Modern and Contemporary Interior Design
- Private, Enclosed Rear Garden
- Period Features with a Contemporary Twist
- Bright and Airy Living Spaces
- Lounge with Feature Bay Window and Gas Fired Stove Leading to...
- Dining Room with Patio Doors to Rear Garden
- Kitchen with Range of Built-in Appliances and Breakfast Bar
- Contemporary Family Bathroom
- Downstairs WC
- Gas Fired Central Heating
- Well-Proportioned Rooms Throughout
- Ideal for Families or Professionals
- Convenient Location in the Heart of Holywood
- Close to Local Amenities, Schools, and Transport Links
- Allocated Parking for Two Cars
- Ultrafast Broadband Available





ROOM DETAILS

Entrance

RECEPTION  
HALL:

WC:

LOUNGE:  
(17'8" x 11'10")

DINING ROOM:  
(11'10" x 11'3")

KITCHEN:  
(15'5" x 10'7")

LANDING:

BEDROOM (1):  
(17'8" x 11'10")

ENSUITE  
SHOWER ROOM:

BEDROOM (2):  
(11'10" x 11'3")

CONTEMPORARY  
FAMILY  
BATHROOM:  
(10'7" x 9'1")

LANDING:.

BEDROOM (3):  
(13'11" x 11'10")

BEDROOM (4):  
(11'10" x 11'3")

BEDROOM (5):  
(9'8" x 6'7")

Outside





DIRECTIONS

Travelling up Church Road, take a right hand turn into Church Court, number 11 is located on the right hand side.



THE LOCAL AREA

Hollywood, 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. Hollywood is known for its beautiful beaches, trendy cafés and for being a foodie heaven! Hollywood is home to many leading secondary and primary schools.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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