

simon**BRIEN**  
RESIDENTIAL

28 Spencer Street,  
Holywood, BT18 9DN



Asking Price £155,000

Telephone 02890 428989  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- End terrace property located off Holywood High Street
- Living room
- Kitchen with dining space
- Three bedrooms (all with storage)
- Bathroom
- Gas central heating
- Double glazed windows
- Enclosed yard to rear with garden store
- Additional space to side with coverage storage
- Perfect for downsizer, first time buyer or investor

#### SUMMARY

28 Spencer Street is located off Church View in Holywood, a short stroll to the High Street which has an array of convenience stores and coffee shops. The Holywood train halt and coastal walks are also only a short distance by foot.

This end-terrace property offers spacious accommodation over two levels. You are greeted by a bright entrance hall, there is a living room and a kitchen with space for casual dining on the ground floor. The first floor has three bedrooms, all with storage and a bathroom. the property benefits from gas heating and double glazed windows.

Perfect for the young professional, downsizer or investor. Early inspection is highly recommended.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

PVC glazed front door with glazed side panels.

##### ENTRANCE HALL:

Wood laminate floor, staircase to first floor, storage under stairs, PVC glazed door to rear.

##### LIVING ROOM:

**15' 4" x 12' 4" (4.67m x 3.76m)**

Fire surround with electric fire inset and tiled hearth, wood laminate floor.



**KITCHEN/DINING:**

**12' 4" x 10' 0" (3.76m x 3.05m)**

High and low level fitted units, stainless steel sink unit with mixer taps, plumbed for dishwasher, space for electric cooker, partly tiled walls, tiled floor, space for dining table.



**FIRST FLOOR**

**LANDING:**



**BEDROOM (1):**

**10' 8" x 9' 8" (3.25m x 2.95m)**

Large built in wardrobe with hanging space and shelving.



**BEDROOM (2):**

**11' 7" x 9' 4" (3.53m x 2.84m)**

Built in wardrobe.



**BEDROOM (3):**

**11' 7" x 5' 11" (3.53m x 1.8m)**

Built in wardrobe.



**BATHROOM:**  
6' 8" x 6' 0" (2.03m x 1.83m)

Low flush WC, pedestal wash hand basin, panelled bath with mixer taps and shower fitment, fully tiled walls, tiled floor, storage cupboard with shelving, access to roofspace which houses gas fired boiler.

**OUTSIDE**

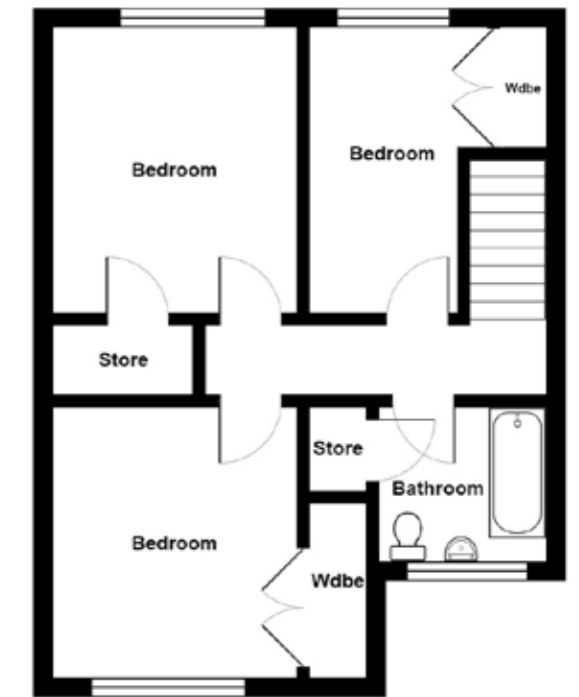
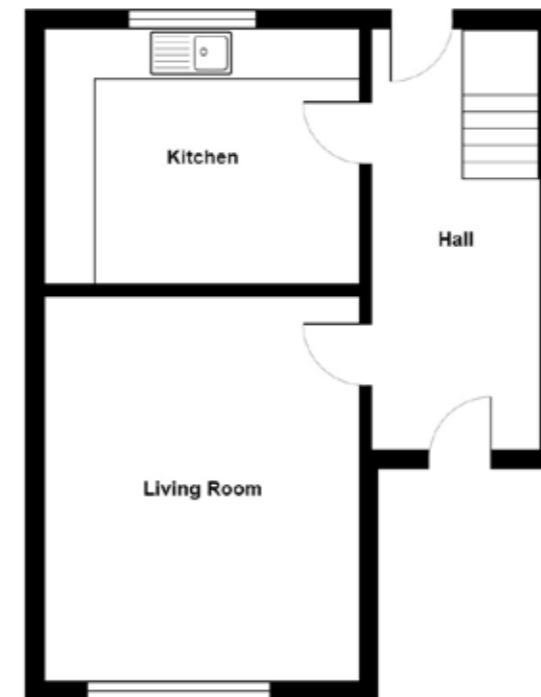
**ENCLOSED YARD:**

Water supply.

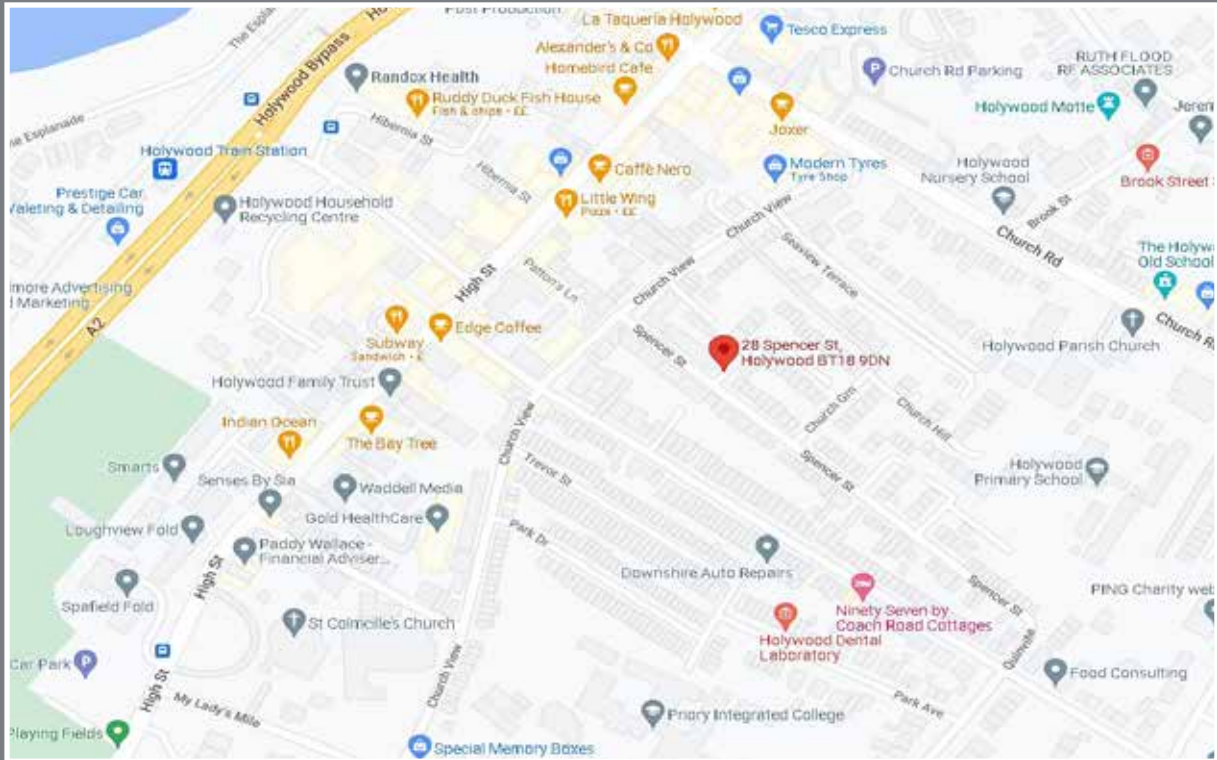
**GARDEN STORE:**

7' 4" x 4' 5" (2.24m x 1.35m)

Side yard.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TB/E/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2302-6725-6580-1557-1226

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