

# RODGERS & BROWNE

## SALE AGREED



305 Old Hollywood Road  
Holywood, BT18 9QR

*offers over £149,950*



### *The Owner's Perspective...*

"Our family home has been a great place to live. It is a quiet and friendly neighbourhood.

There is easy access to Redburn Country Park which is just across the road. If you make it to the top you will be rewarded with spectacular views over Belfast.

The local bus service is close by with routes into Belfast and Bangor.

A leisurely walk will take you past the golf club and into Holywood. Here you can enjoy the many cafes, shops and restaurants.

We have many happy memories of BBQs in the garden and happy times with family, friends and neighbours."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS





Kitchen



Living room



Entrance hall

### *The facts you need to know...*

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Located just a short walk from Hollywood's excellent local amenities, this charming three bedroom mid terrace home offers a fantastic opportunity for buyers to put their own stamp on a property

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With a generous layout and well-proportioned rooms, the house provides an ideal choice for first time buyers, investors, or families seeking a project

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The property benefits from a spacious living room, complemented by a separate dining room

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The kitchen offers ample space for re-design, with direct access to the rear garden and patio area

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Upstairs, there are three bedrooms and a shower room with a modern suite

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Externally the west facing property features a rear garden perfect for outdoor entertaining and garden enthusiasts with parking beyond

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Double glazed windows, gas heating and PVC soffits and fascia enhance the property further

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Offered chain free, this is an excellent opportunity to acquire a well located home with great potential

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Living Room



Dining room



Kitchen

*The property comprises...*

**GROUND FLOOR**

**ENTRANCE HALL**

Double glazed front door with side panels. Under stair storage.

**DINING ROOM**

12' 7" x 10' 7" (3.84m x 3.23m)

**LIVING ROOM**

13' 11" x 11' 9" (4.24m x 3.58m)

Door to:

**KITCHEN**

10' 11" x 7' 4" (3.33m x 2.24m)

Range of high and low level units, laminate worktops, extractor fan, one and a half stainless steel sink unit with mixer tap, plumbed for washing machine, PVC double glazed service door to outside.





Bedroom one

**First Floor**

**LANDING**

Access to roofspace via Slingsby style ladder. Hotpress with combi gas boiler.

**BEDROOM (1)**

14' 1" x 9' 1" (at widest points) (4.29m x 2.77m)  
Built-in drawers and wardrobe.

**BEDROOM (2)**

10' 4" x 9' 8" (3.15m x 2.95m)

**BEDROOM (3)**

10' 6" x 8' 6" (3.2m x 2.59m)

**SHOWER ROOM**

7' 6" x 5' 2" (2.29m x 1.57m)  
Three piece suite comprising double shower cubicle with Aqualisa electric shower, vanity basin with mixer tap, low flush wc, part tiled walls.

**Outside**

Outside tap and lights.

**REAR GARDEN**

Hedge and fence enclosed wall, laid in lawn and crazy paved patio with raised flowerbed. Store and covered dining area. Tarmac path to parking area. Outside tap and lights.

**FRONT GARDEN**

Cast iron gate and easily maintained gravelled forecourt.

**STORE**

Space for tumble dryer, open shelves, power.



Shower room



Bedroom two



Bedroom three



Rear garden

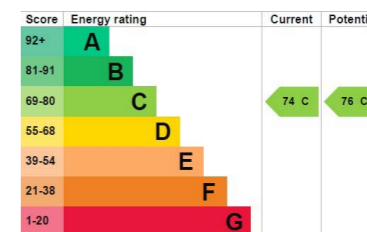
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	LIMITED COVERAGE
Broadband and speed	1800 Mbps max download/ 220 Mbps max upload

ENERGY EFFICIENCY RATING (EPC)



From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

**TENURE:** Leasehold 999 years from 22nd June 1982.  
Ground rent 5p per annum, if collected.

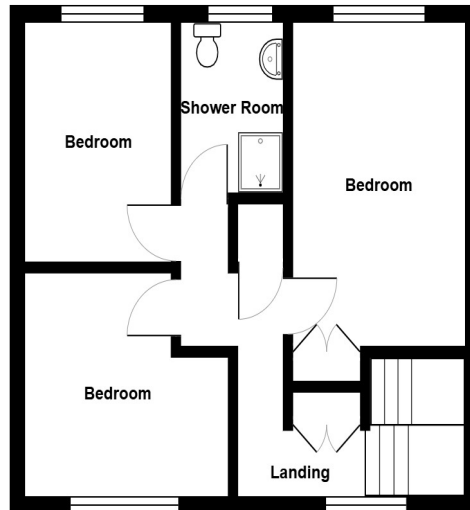
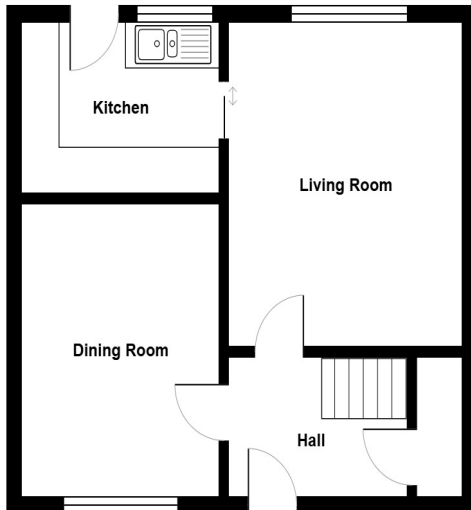
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 TBC



## Location

Travelling towards Belfast on the Old Hollywood Road, the house is on the right hand side, opposite Firmount Crescent.



Total Area: 87.0 m<sup>2</sup> ... 937 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.