



34 HOLLAND CRESCENT

Belfast BT5 6EF

Offers Around

£230,000



SEMI-DETACHED | 3  | 1  | 1 

We are delighted to bring to the market this charming three bed semi-detached property in the heart of Ballyhackamore.

KEY FEATURES

- Well Presented Semi Detached Property in the Heart of Ballyhackamore
- Close Proximity to Many Local Amenities and Schools, Ideally Placed for the City Commuter
- Open Plan Lounge into Dining Room
- Fitted Kitchen with Range of High- and Low-Level Units
- Three Well Proportioned Bedrooms
- Modern Fitted Shower Room with White Suite
- Floored Roof Space with Excellent Additional Storage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Enclosed Private Rear Garden, Including Garden Pod
- Driveway with Private Off-Street Parking
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception
Hall:

Open Plan Living
and Dining:

23'8" x 9'10"

Kitchen:

19'5" x 5'9"

Stairs to First Floor
Landing:

FIRST FLOOR

Shower Room:

Bedroom One:

10'11" x 9'6"

Bedroom Two:

10'4" x 8'11"

Bedroom Three:

6'8" x 6'8"

Fixed Staircase to
Fully Floored

Roofspace:

15'7" x 8'11"

OUTSIDE

Driveway and
Gardens:



DIRECTIONS

Travelling along Upper Newtownards Road through Ballyhackamore Village in the direction of Belfast City Centre, turn left on to Holland Drive. Take the fifth left on to Holland Crescent. Number 34 is located on the left hand side.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			82
			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     

