



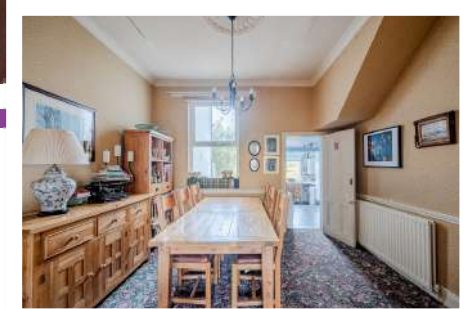
**JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**8 CHURCH AVENUE | Hollywood**  
**OFFERS AROUND £375,000**

**Scan for Property Details  
and to Arrange a Viewing**







## Property Features

- Attractive Victorian Townhouse located off the prestigious Church Road, Holywood
- Many original and existing period features from 1845
- Reception Hall
- Lounge with bay window and Feature Open Fireplace leading to...
- Dining room
- Fitted kitchen with Utility Area
- Four good sized bedrooms
- Upstairs WC
- Stunning Family Bathroom with Thomas Crapper WC and cast iron claw foot roll top bath
- Double Glazed throughout
- Gas Fired Central Heating
- Within walking distance to Holywood Town Centre and an excellent range of local amenities such as North Downs Coastal Path, Redburn Country Park, Spafield Recreational Grounds and a range of highly regarded schools
- Front courtyard laid in brick paving
- Rear Garden partially laid in paving and stones with southerly aspect creating a lovely space to enjoy late summer evenings
- Please note this property is owned by a John Minnis Estate Agents Staff Member



# Accommodation

## Ground Floor

Reception Porch

Reception Hall

Drawing Room  
16'1" x 12'2"

Dining Room  
12'2" x 10'10"

Kitchen  
17'6" x 10'2"

Rear Utility Porch

Rear Courtyard

## First Floor

Landing

Separate WC

Bedroom Four  
12'2" x 9'6"

## Second Floor

Landing

Master Bedroom  
16'1" x 12'6"

Family Bathroom

Bedroom Three  
11'10" x 10'2"

Bedroom Two  
16'1" x 12'10"

## Outside

Front Forecourt Laid in Paving

Rear Courtyard

Rear Garden Laid in Paving

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



"Nestled on the quiet cul-de-sac of Church Avenue number 8 is a prime example of a beautiful Victorian townhouse set within one of North Down's most desirable postcodes. With ample accommodation and close proximity to the town centre this property is suitable to a range of purchasers but in particular families as it is within walking distance to a range of schools with exceptional reputations."





# Directions

Travelling up Church Road turn left onto Church Avenue and number 8 is on the left hand side.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.

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## Awards & Recognition



THE SUNDAY TIMES  
THE IRISH TIMES

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	59	59
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		

## North Down / Holywood Branch

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