



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

5 KIRKMICHAEL PARK | Hollywood
ASKING PRICE £259,950

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





Asking Price £259,950

Detached

3 Bedrooms

1 Reception



Property Features

- Detached Four Bedroom Family Home
- Sought After Cul-de-Sac Position
- Exceptionally Well Maintained Throughout
- Through Lounge/Dining Room
- Fitted Kitchen
- Ground Floor WC
- Four First Floor Bedrooms
- Bedroom One Includes Extensive Range of Fitted Furniture
- Family Bathroom
- Integral Garage
- Driveway Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- uPVC Soffits and Fascia Boards
- Mature Front and Enclosed Rear Gardens, Well Tended with Mature Shrubs and Planting, Ideal for Outdoor Entertaining or Children at Play

Accommodation

Ground Floor

Reception Hall
Downstairs WC
Kitchen
17'4" x 8'4"
Lounge/Dining
20'7" x 12'11"

First Floor

Bedroom One
15'10" x 10'1"
Bedroom Two
12'4" x 10'6"
Bedroom Three
10'0" x 9'5"
Bathroom
10'6" x 5'8"
Shower Room

Outside

Integrated Garage
Driveway Parking
Front and Rear Garden

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk



"Rarely do properties within Kirkmichael Park present themselves to the open market. This cul-de-sac position provides tranquillity and convenience. This detached home is exceptionally well maintained both inside and out. "



Directions

Travelling from the Maypole in Holywood, continue along the High Street in the direction of Bangor. Before the traffic lights onto the carriageway turn right onto Croft Road. Continue up Croft Road turning left into Princess Gardens. Continue to the end of Princess Gardens and turn left onto Rannoch Road.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) A		72
(81 - 91) B		
(69 - 80) C		55
(55 - 68) D		
(39 - 54) E		55
(21 - 38) F		
(01 - 20) G		
<i>Not energy efficient - higher running costs</i>		



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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