



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

4 SEAPARK AVENUE | Hollywood
OFFERS OFFER £335,000



Offers Over £335,000
Semi-Detached
3 Bedrooms
2 Receptions



Property Features

- Attractive Extended Red Brick Semi Detached Family Home
- Exceptionally Well Presented Throughout
- Tasteful Use of Solid Oak Wooden Flooring, Stylish Tiling Detail and Contemporary Sanitary Ware
- Bespoke Hand Painted Kitchen Open Plan to Dining and Living Space with French Doors to Rear Garden
- Lounge with Bay Window, Natural Brick Fireplace and Open Fire
- Three Well Proportioned First Floor Bedrooms Including Master Bedroom with Contemporary En Suite Shower Room and French Doors to Juliet Balcony Overlooking Landscaped Gardens and Belfast Lough
- Main Bathroom with Contemporary White Suite
- Attached Garage
- uPVC Double Glazing
- Ample Driveway Parking
- Gas Fired Central Heating
- Beautifully Landscaped South Facing Rear Gardens Laid in Lawns with Paved Patio Areas
- uPVC Soffit and Fascia Boards
- Within Walking Distance of Holywood's Bustling Town Centre
- Seapark Beach and Recreational Grounds Within Striking Distance
- Fifteen Minutes of Belfast City Centre via Both Road and Rail
- Within the Catchment Area to a Range of Local Primary and Grammar Schools

Accommodation

Ground Floor

Sun Porch
 Reception Hall
 Lounge
 21'10" x 15'5"
 Kitchen/Dining/Living
 Space
 Utility Room
 7' x 5'2"

First Floor

Bedroom One
 21'10" x 10'10"
 En Suite Shower
 Room
 Bedroom Two
 15'5" x 9'2"
 Bedroom Three
 9'4" x 7'8"
 Bathroom

Outside

Garage
 16'9" x 10'5"
 Enclosed Rear Garden
 Driveway Parking

For more information
 and photographs
 regarding the
 accommodation in this
 property, please visit:
johnminnis.co.uk

"Number 4 Seapark Avenue is a prime example of a family home which has been modernised, renovated and extended over recent years creating a most comfortable living environment with bright, spacious and generously proportioned accommodation whilst retaining much character and charm."



Directions

Travelling along the main Bangor dual carriageway continue past Holywood and continue onto Seapark Road. Continue under the railway bridge. Number 4 Seapark Avenue is located on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		67	70
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

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