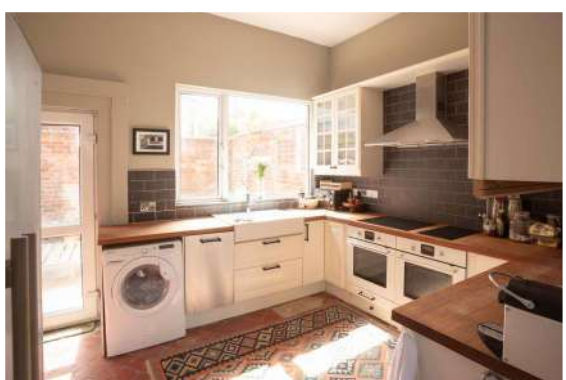
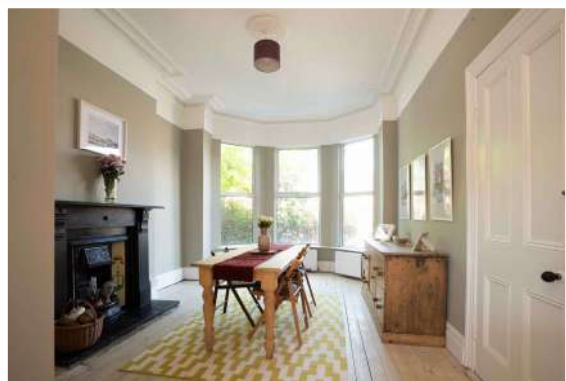


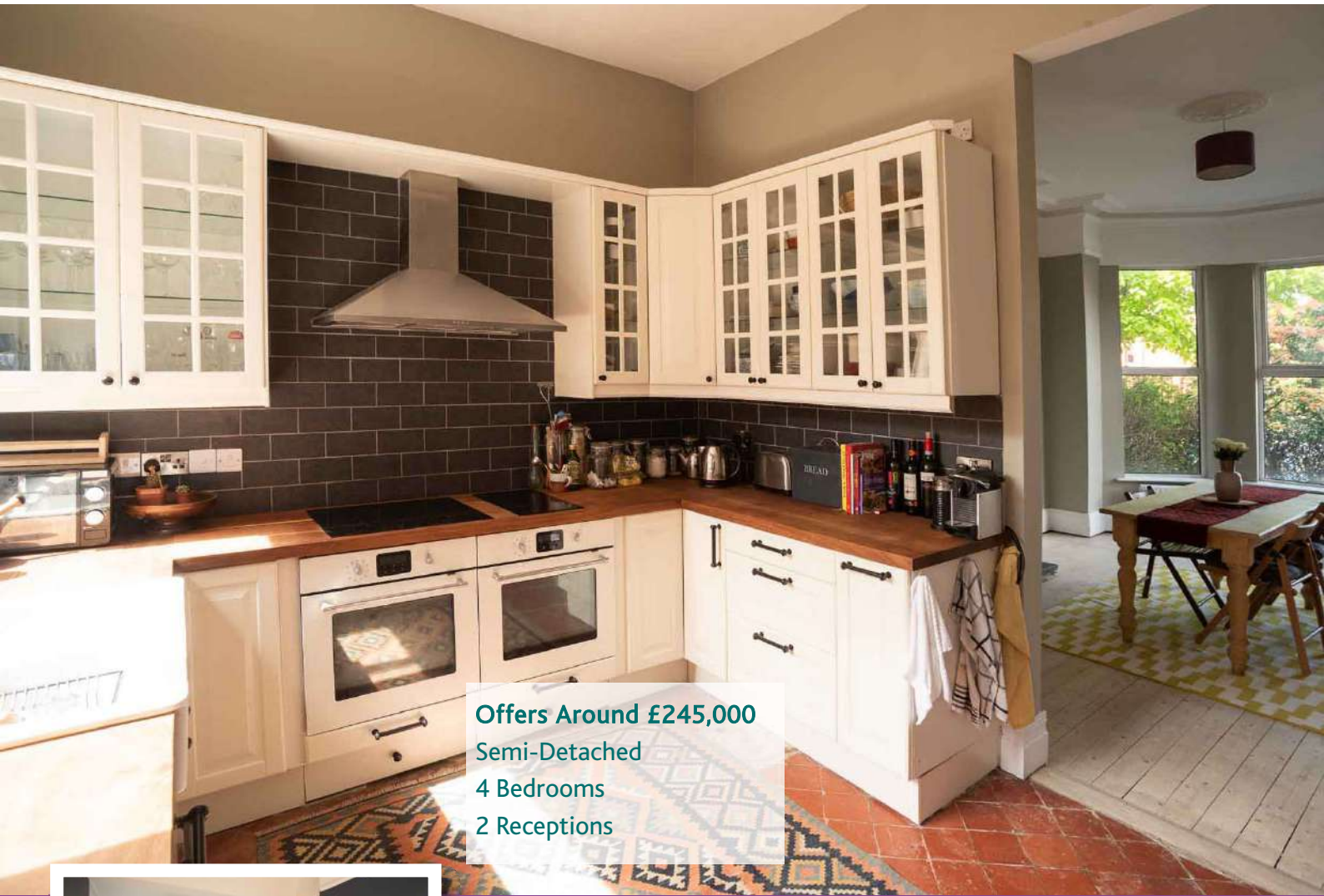


**JOHNMINNIS**

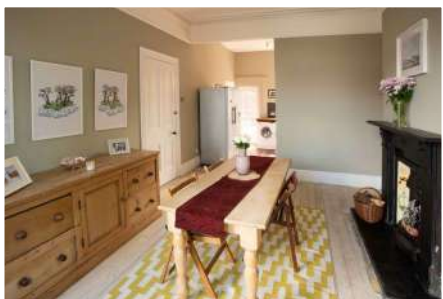
ESTATE AGENTS &  
LETTING SPECIALISTS



101 Hollywood Road | Belfast, BT4 3BE  
OFFERS AROUND £245,000



Offers Around £245,000  
Semi-Detached  
4 Bedrooms  
2 Receptions



## Property Features

- Attractive Double Bay Fronted Period Semi Detached Residence
- Recently Renovated, Retaining and Restoring Many Period Features
- Bright and Spacious Accommodation
- Gracious Reception Hall
- Large Drawing Room with Bay Window and Multi Fuel Burning Stove
- Modern Fully Fitted Kitchen Opening to Dining Room with Bay Window
- Four Well Proportioned Bedrooms with Master with En Suite WC
- Bathroom with White Suite
- Phoenix Gas Central Heating
- uPVC Double Glazing
- Enclosed Private Rear Garden Ideal for Barbecues and Outdoor Entertaining
- Shared Laneway with Right of Way Giving Access to the Rear Enclosed Garden
- Within Ten Minutes' Drive of Belfast City Centre
- Within the Catchment Area to a Range of Leading Primary and Grammar Schools

# Accommodation

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

## Ground Floor

- Reception Porch
- Reception Hall
- Drawing Room  
28'7" x 11'7" into bay window
- Dining Room  
17'8" x 11'9" into bay window
- Kitchen  
12'0" x 10'3"

## First Floor

- Landing
- Bedroom Two  
12'0" x 10'0"
- Bedroom Three  
13'6" x 10'10"
- Bedroom Four / Study  
13'7" x 11'8" into bay window
- Bathroom
- Inner Hallway and stairs to...

## Second Floor

- Master Bedroom  
20'4" x 10'9"
- En Suite Toilet
- Outside
- Front Paved Patio Area, Enclosed Rear Garden with Extensive Rear Patio. Shared Laneway with Right of Way Giving Access to Rear

This imposing elegant red brick period residence dates back to the early 1900s. The current vendor has extensively and sympathetically renovated the property retaining and restoring many of its period features that one would associate with properties of this era. These features ensure this property will appeal to those seeking period living on a grand scale. The clever internal layout provides accommodation ideally suited to young professionals and families with two separate reception rooms and four large bedrooms. Additional benefits include recently installed modern fully fitted kitchen, gas fired heating and double glazed windows.

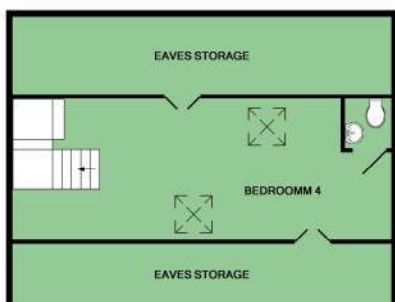
Located in the heart of the prestigious area of East Belfast, this property is within close proximity to many local amenities including excellent schools. Ballyhackamore and Belmont villages, the grounds of Stormont and main arterial routes are also close by. As a result we anticipate demand to be extremely high and can thoroughly recommend a viewing at your earliest convenience so as to avoid disappointment.



GROUND FLOOR



1ST FLOOR

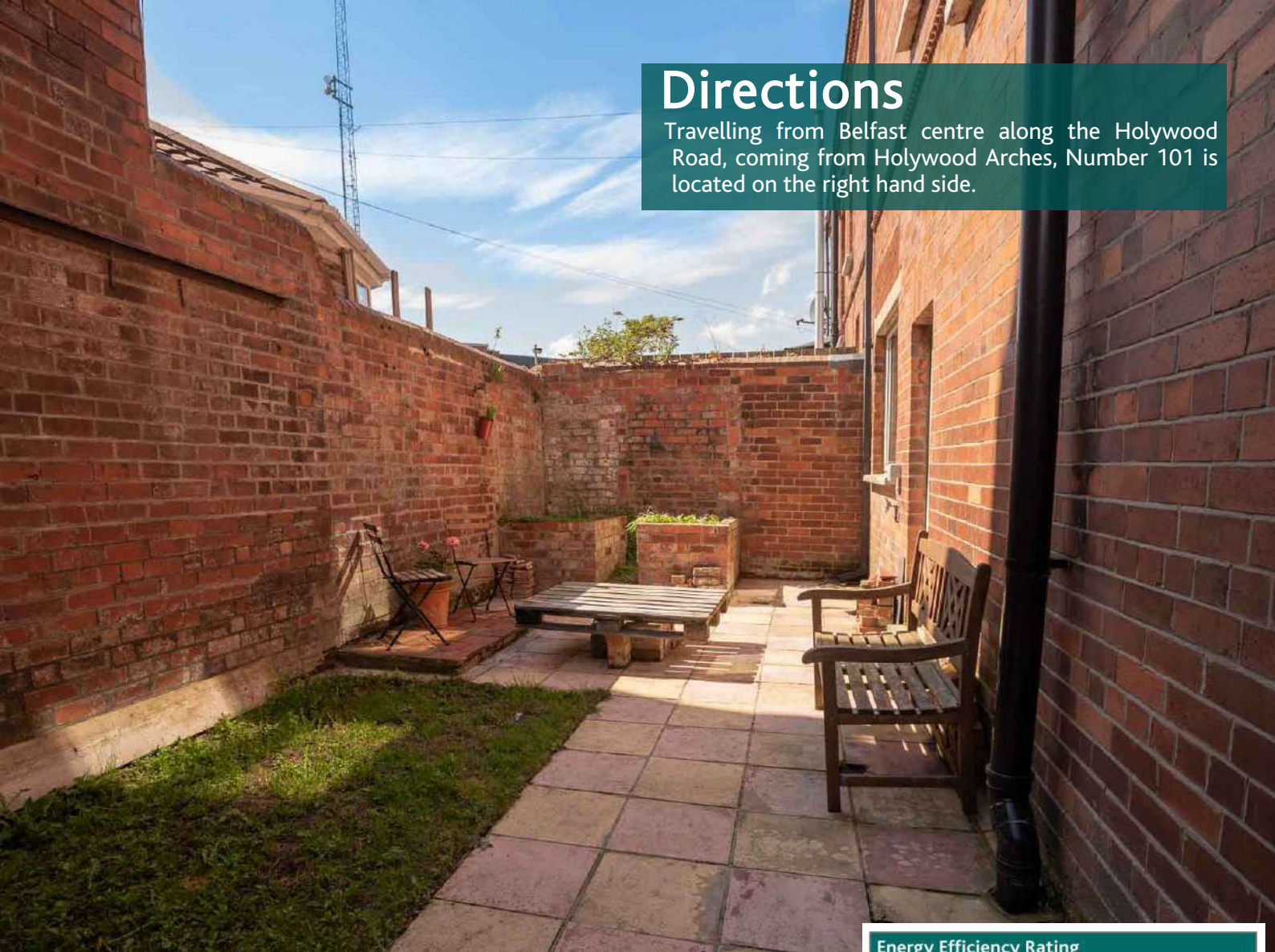


2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the Floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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# Directions

Travelling from Belfast centre along the Holywood Road, coming from Holywood Arches, Number 101 is located on the right 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		
(39 - 54)	E	53	60
(21 - 38)	F		
(01 - 20)	G		
Not energy efficient - higher running costs			



## 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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