

55 Lisburn Avenue,  
Belfast, BT9 7FX



Offers Around £105,000

Telephone 028 9066 8888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Two Bedroom Terrace Set Off The Sought After Lisburn Road In South Belfast
- Two Reception Rooms (Sitting Room And Family Room)
- Gas Fired Central Heating
- In Need Of Some Modernisation
- Excellent Residential Location Within Walking Distance To Coffee Shops, Restaurants, Bars And Also Queens University Belfast
- Full Of Potential, Early Viewing Is Recommended

## SUMMARY

Ideally located off the vibrant Lisburn Road, this two bedroom mid terrace is within walking distance to all the excellent amenities that Lisburn Road offer, and also convenient to Queens University, Belfast City Centre and Belfast City Hospital.

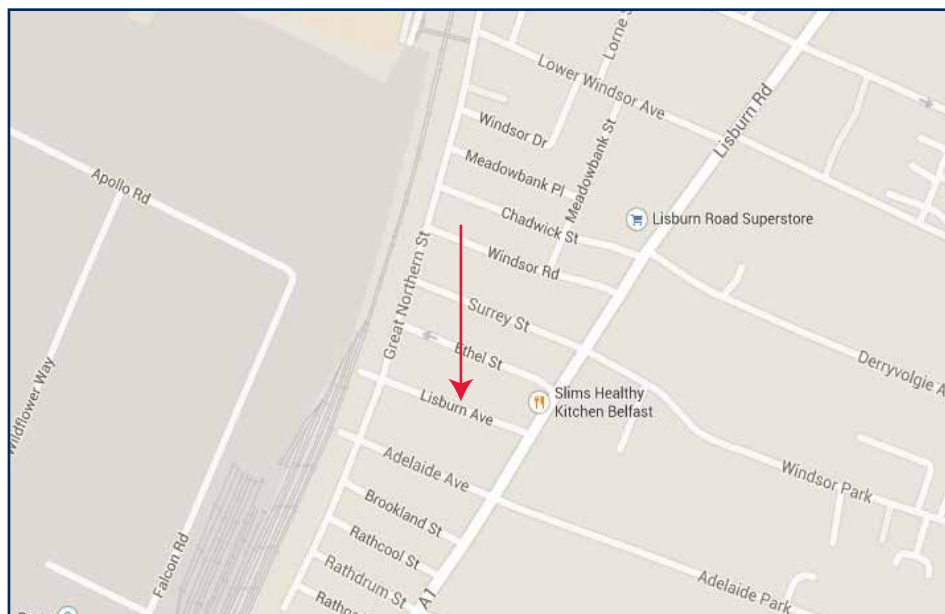
Although in need of modernisation, this property is full of potential and will appeal to the builder/buy to let investor alike.

Please contact our South Belfast office on 028 9066 8888 to arrange a viewing.

## ACCOMMODATION

### ENTRANCE

Hardwood entrance door.



Situated off the Lisburn Road, South Belfast, BT9.

## GROUND FLOOR

### SITTING ROOM:

14' 3" x 9' 1" (4.34m x 2.78m)

### FAMILY ROOM:

10' 10" x 10' 10" (3.3m x 3.3m)

Under stairs storage.

### KITCHEN:

11' 2" x 6' 11" (3.4m x 2.1m)

Range of high and low level units, single drainer sink unit with mixer tap, integrated electric oven and gas hob, fully tiled floor to worksurfaces.

## FIRST FLOOR

### LANDING:

Access to roofspace.

### BEDROOM (1):

13' 1" x 10' 6" (4m x 3.2m)

### BEDROOM (2):

10' 10" x 10' 10" (3.3m x 3.3m)

### BATHROOM:

White suite comprising; panelled bath, low flush WC, pedestal wash hand basin, part tiled walls.

### ADJOINING ROOM:

7' 3" x 2' 8" (2.2m x 0.8m)

## OUTSIDE

Small rear garden and store, plumbed for automatic washing machine.

**EPC REF NO:** 9715-0522- 6580-7968-2992

**EPC RATING:** D56

**REF:** FF/B/15/AF

### Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



### Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at **www.simonbrien.com**



### Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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