

simon**BRIEN**  
RESIDENTIAL

8 Great Northern Street,  
Belfast, BT9 7FJ



Asking Price £145,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Mid Terrace
- Well Presented Accommodation Throughout
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Modern Fully Fitted Kitchen With Range Of Appliances
- Contemporary Shower Room
- Oil Fired Central Heating
- Popular & Much Sought After Location Within Walking Distance Of The Lisburn Road
- Ideal First Time / Investment Purchase

## SUMMARY

Conveniently located off the vibrant Lisburn Road and in walking distance to a host of restaurants, shopping amenities, Queen's University and Belfast City Centre, this is an ideal property for owner/occupier or investor in this highly regarded, and well sought after location in South Belfast.

The accommodation is well presented throughout and provides a layout of two double bedrooms, living room, together with modern kitchen and shower room.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

PVC door leading to:

### LIVING ROOM:

**13' 0" x 12' 9" (3.96m x 3.89m)**

Tiled floor. Fireplace with wood-burning stove.

### KITCHEN:

**13' 0" x 7' 2" (3.96m x 2.18m)**

High and low level units. 4 ring hob. Electric oven. Stainless steel extractor. Fridge/freezer. Washing machine.

### REAR HALLWAY:

Two storage cupboards and access to rear yard.

### SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit.

### FIRST FLOOR

### BEDROOM (1):

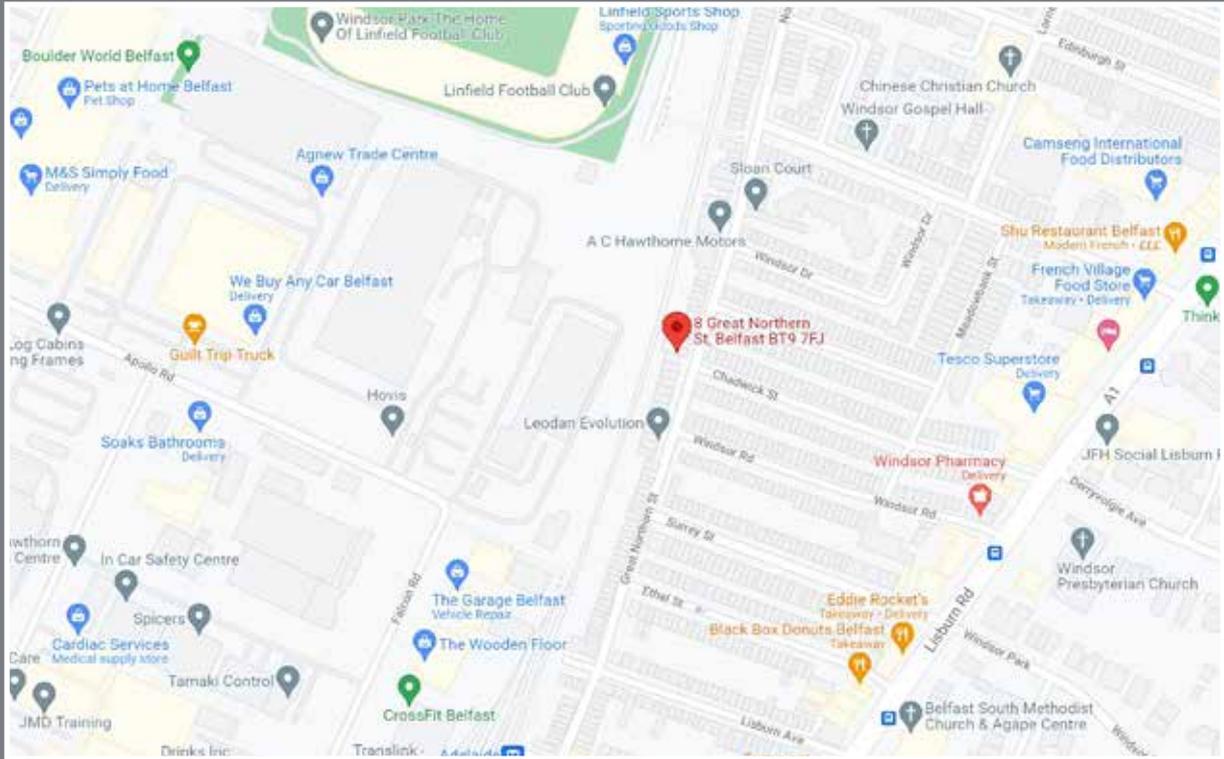
**13' 1" x 10' 0" (3.99m x 3.05m)**

Wood strip flooring. Built-in wardrobe.

### BEDROOM (2):

**13' 0" x 7' 2" (3.96m x 2.18m)**

# Location



## 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](http://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**



REF: ML/I/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	66   D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 4239-0521-7000-0372-9292

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E southbelfast@simonbrien.com

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E holywood@simonbrien.com

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E eastbelfast@simonbrien.com

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.