

simon**BRIEN**  
RESIDENTIAL

124 Melrose Street,  
Belfast, BT9 7DQ



Asking Price £169,950

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

## KEY FEATURES

- Mid Terrace Property
- Generous Open Plan Living / Dining Room Perfect For Entertaining Which Is Open To
- Fitted Kitchen / Dining Area
- Two Bedrooms
- Modern Bathroom With Freestanding Bath
- Popular & Convenient Location Off Lisburn Road
- Enclosed Gravel Rear Yard
- uPVC Double Glazing
- Gas Fired Central Heating
- Ideal First Time / Investment Purchase
- A High Quality Finish Throughout Which Will Be In High Demand

## DESCRIPTION

Conveniently located off the vibrant Lisburn Road and within walking distance to a host of shopping amenities, bars and restaurants together with Queen's University, Belfast City Centre, and City Hospital. The accommodation is well presented throughout and comprises of spacious open plan living / dining area which leads to kitchen with access to a rear yard. Upstairs there are 2 bedrooms with a modern bathroom with free standing bath. The property also benefits from Upvc double glazing and gas central heating.

All in all this is an ideal purchase for the investor, first time buyer or owner occupier in today's market.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Glazed and wooden front door to entrance hall.

#### LIVING/DINING ROOM:

**22' 6" x 9' 5" (6.86m x 2.87m)**

Laminate wood floor, understairs storage cupboard.



#### KITCHEN/DINING AREA:

**10' 10" x 10' 5" (3.30m x 3.17m)**

Range of high and low level units, ceramic tiled floor, integrated fridge/freezer, under bench electric oven, 4 ring gas hob with stainless steel extractor fan, plumbed for dishwasher and washing machine, stainless steel sink unit. uPVC door leading to gravel patio.



## FIRST FLOOR

### LANDING:

Access to roofspace, gas boiler

### MAIN BEDROOM:

**12' 8" x 9' 7" (3.85m x 2.93m)**



### BEDROOM (2):

**9' 9" x 7' 4" (2.97m x 2.24m)**



### BATHROOM:

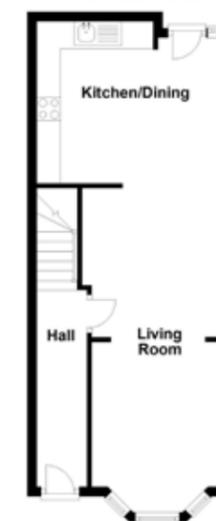
Ceramic tiled floor, low flush WC, pedestal wash hand basin with vanity unit, bath with telephone hand shower and rainhead shower above, chrome heated towel radiator and extractor fan.



### OUTSIDE:



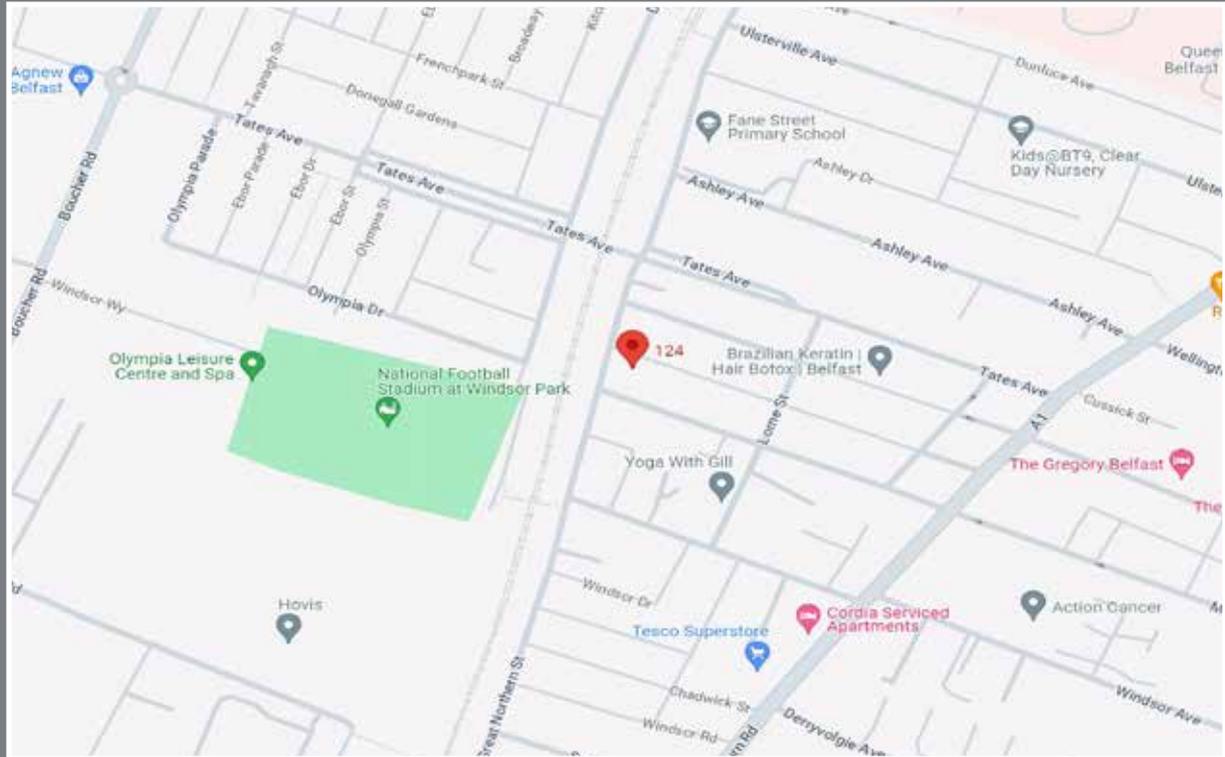
Ground Floor



First Floor



# 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: RL/C/24/SD



EPC REF: 2526-3003-1209-5449-3204

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