

simon**BRIEN**
RESIDENTIAL

56 Fitzroy Avenue,
Belfast, BT7 1HX



Asking Price £199,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Mid Terrace
- HMO Certified
- Five Bedrooms
- Living Room and Kitchen
- Two Shower Rooms
- Gas Central Heating
- Fully Let Until July 2025 With An Annual Income Of £17,400
- Excellent Location Close To Queen's University and Belfast City Centre
- Prime Investment Opportunity
- Viewing By Private Appointment

ACCOMMODATION

GROUND FLOOR

BEDROOM (1):
19' 4" x 14' 0" (5.89m x 4.27m)

DESCRIPTION

56 Fitzroy Avenue is exceptionally well located in the heart the University area close to all local amenities on the Ormeau Road and Belfast City Centre

The subject property is a five bedroom mid terrace fully let until July 2025 with a total rental income of £17,400 per annum.

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



LIVING ROOM:
11' 11" x 11' 4" (3.63m x 3.45m)



KITCHEN:
16' 7" x 6' 9" (5.05m x 2.06m)



FIRST FLOOR

SHOWER ROOM:



BEDROOM (2):
14' 6" x 11' 3" (4.42m x 3.43m)



BEDROOM (3):
11' 3" x 7' 2" (3.43m x 2.18m)



SHOWER ROOM:

SECOND FLOOR



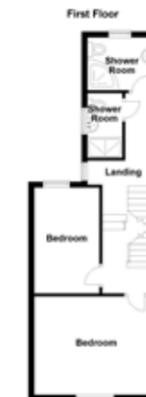
BEDROOM (4):
14' 7" x 11' 3" (4.44m x 3.43m)



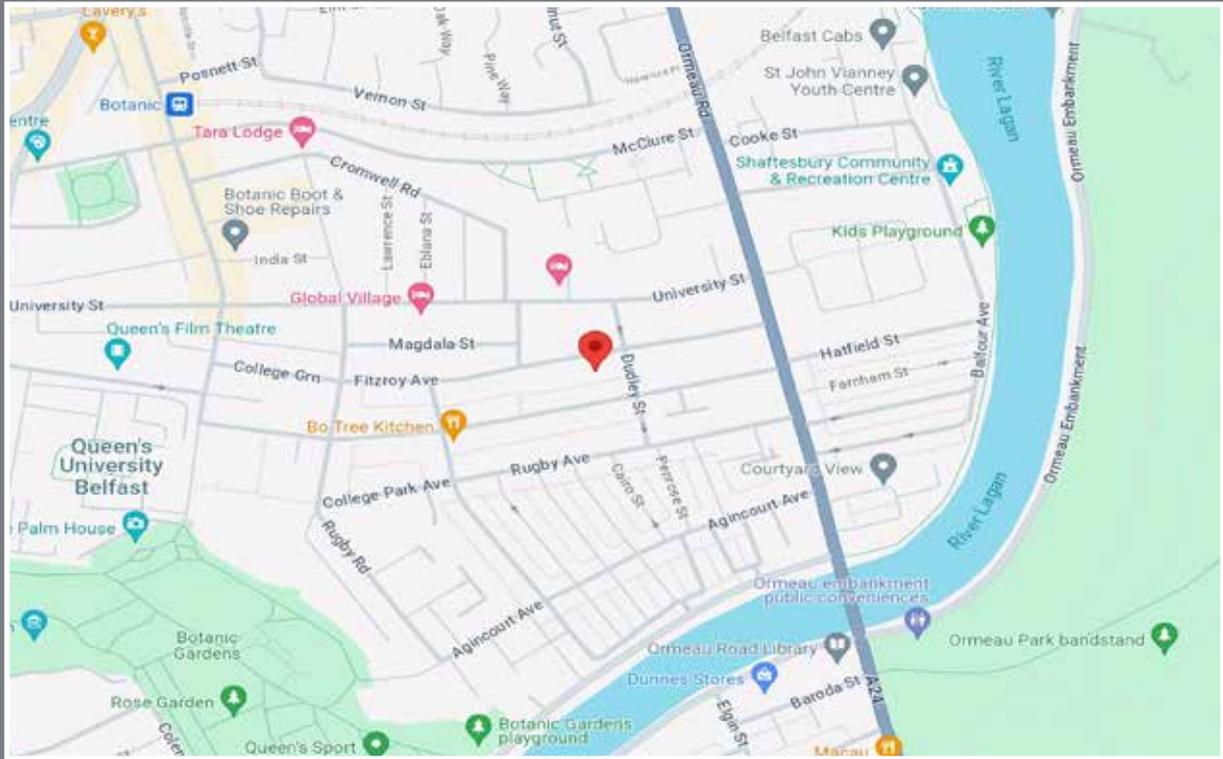
BEDROOM (5):
11' 4" x 8' 6" (3.45m x 2.59m)



OUTSIDE



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

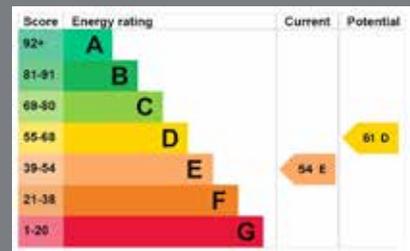


Lettings Department

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/D/24/SD



EPC REF: 0859-5068-0227-6861-0920

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