

Outside

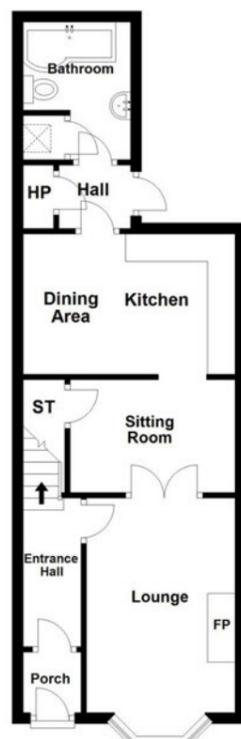
Delightful front and side garden area with south-westerly aspect, enclosed rear yard, lean to shed with light and power, outside lighting.

TEMPLETON
ROBINSON

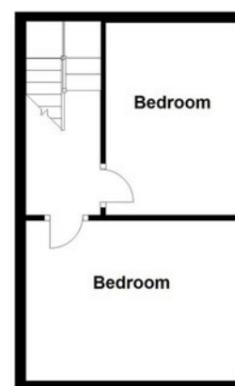
TEMPLETON
ROBINSON



Ground Floor
Approx. 41.6 sq. metres (447.4 sq. feet)



First Floor
Approx. 25.0 sq. metres (269.5 sq. feet)



Total area: approx. 66.6 sq. metres (716.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Rating		
Epc Type: Domestic		
Current: D66		
Potential: D67		
EPC Landmark Code: 9927-0628-6440-3832-9992		
Epc Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A	92-100	
B	81-91	
C	69-80	
D	55-68	66
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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Just off the Lisburn Road near to the city centre this excellent terrace therefore enjoys proximity to a broad range of amenities including convenience shops, tempting bar-restaurants, both The Royal Victoria and City Hospitals as well as Queens University.

The accommodation offers two double bedrooms, bathroom with white suite, bright and spacious living room, cosy sitting room and fitted kitchen. Of further note is the forecourt and side garden area enjoying a south-westerly aspect and offering a lean-to shed with power and light.

Early viewing is encouraged to appreciate this charming home.

Offers Over
£149,950

135 Melrose Street,
Off Lisburn Road,
Belfast,
BT9 7DP

Viewing by
appointment with
& through agent
028 9066 3030



135 Melrose Street,
Off Lisburn Road,
Belfast, BT9 7DP

Property Features

- Excellent end terrace in most popular and convenient location
- Near to both the Royal Victoria and City Hospitals, the Lisburn Road, Queens University and the City Centre
- Bright living room with southerly aspect
- Cosy snug sitting room
- Fitted kitchen with dining area
- Bathroom with white suite
- Two first floor double bedrooms both with wood effect flooring
- Delightful front and side garden area with south-westerly aspect, enclosed rear yard
- Lean to shed with light and power, outside lighting
- Mains gas heating, uPVC double-glazing

Location:

Leaving Belfast on the Lisburn Road continue past the City Hospital and Tates Avenue. Melrose Street is then second on the right.

Property Comprises

Ground Floor

Composite front door to . . .

TILED ENTRANCE PORCH: Wooden and glazed inner door to . . .

ENTRANCE HALL: Laminate wood effect floor.

LIVING ROOM: 16' 7" x 8' 0" (5.05m x 2.44m) Laminate wood effect floor, decorative tiled fireplace and hearth.

SNUG: 9' 8" x 7' 1" (2.95m x 2.16m) Matching laminate wood effect floor, storage cupboard under stairs.

KITCHEN: 13' 0" x 8' 0" (3.96m x 2.44m) Modern fitted kitchen with good range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, extractor fan, laminate wood effect floor, part tiled walls.

REAR HALLWAY: Shelved airing cupboard with gas boiler, door to rear yard.

BATHROOM: 8' 4" x 6' 5" (2.54m x 1.96m) White suite comprising P-shaped bath with shower above, low flush wc, pedestal wash hand basin, heated towel rail, extractor fan, utility cupboard plumbed for washing machine.

First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 10" x 9' 0" (3.91m x 2.74m) Laminate wood effect floor.

BEDROOM (2): 11' 4" x 7' 10" (3.45m x 2.39m) Laminate wood effect floor.

