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Just off the ever-popular Lisburn Road this extended mid terrace is therefore most convenient to a diverse range of amenities including shops, restaurants, Queens University, both the City and Royal Victoria Hospitals and the City Centre. The property is currently HMO compliant for three individuals.

The accommodation briefly comprises bright lounge open plan to dining room and fitted kitchen with access to rear, first floor shower with white suite and three well-proportioned bedrooms (one on the ground floor). Externally there is a forecourt and enclosed rear yard. Furthermore the property benefits from mains gas central heating and uPVC double glazing.

In such a popular locality this property is sure to appeal to a wide range of potential purchasers including owner occupiers and investors alike and as such early viewing is recommended.

Offers Over
£152,500

33 Surrey Street,
Lisburn Road,
Belfast,
BT9 7FR

Viewing by
appointment with
& through agent
028 9066 3030

33 Surrey Street,
Lisburn Road,
Belfast,

Property Features

- Bright, spacious mid terrace in most convenient and desirable location
- Generous lounge open plan to kitchen and dining room
- Currently HMO registered as a three bedroom dwelling
- Third bedroom on ground floor, or additional reception room
- Two further bedrooms on the first floor
- First floor shower room with white suite
- Upvc double glazing/ gas central heating
- Ideal investment opportunity, first time buy or for a son/daughter studying at Queens

Location:

Heading out of Belfast on Lisburn Road go past Tesco's and Surrey Street is on right hand side.

Property Comprises

Ground Floor

Hardwood front door to . . .

HALLWAY: 13' 5" x 3' 3" (4.1m x 0.98m) Laminate wood effect flooring.

LIVING AREA: 10' 7" x 9' 9" (3.23m x 2.98m) Laminate wood effect flooring.

DINING AREA: 12' 7" x 8' 9" (3.83m x 2.66m) Laminate wood effect flooring, uPVC rear door to rear yard.

KITCHEN: 10' 6" x 7' 0" (3.20m x 2.14m) Range of high and low level units, built-in oven, ceramic hob and extractor, stainless steel sink with mixer tap, formica work surfaces, part tiled walls.

First Floor

LANDING: Carpeted, access to roofspace.

BEDROOM (1): 13' 4" x 9' 11" (4.06m x 3.03m) Carpeted.

BEDROOM (2): 10' 5" x 8' 0" (3.17m x 2.44m) Carpeted.

BEDROOM (3): 12' 6" x 9' 5" (3.80m x 2.86m) (into bay). Carpeted.

SHOWER ROOM: 9' 5" x 7' 3" (2.88m x 2.22m) Three piece suite comprising low flush wc, wash hand basin, double shower, laminate flooring, storage cupboard.

Outside

Rear yard.

