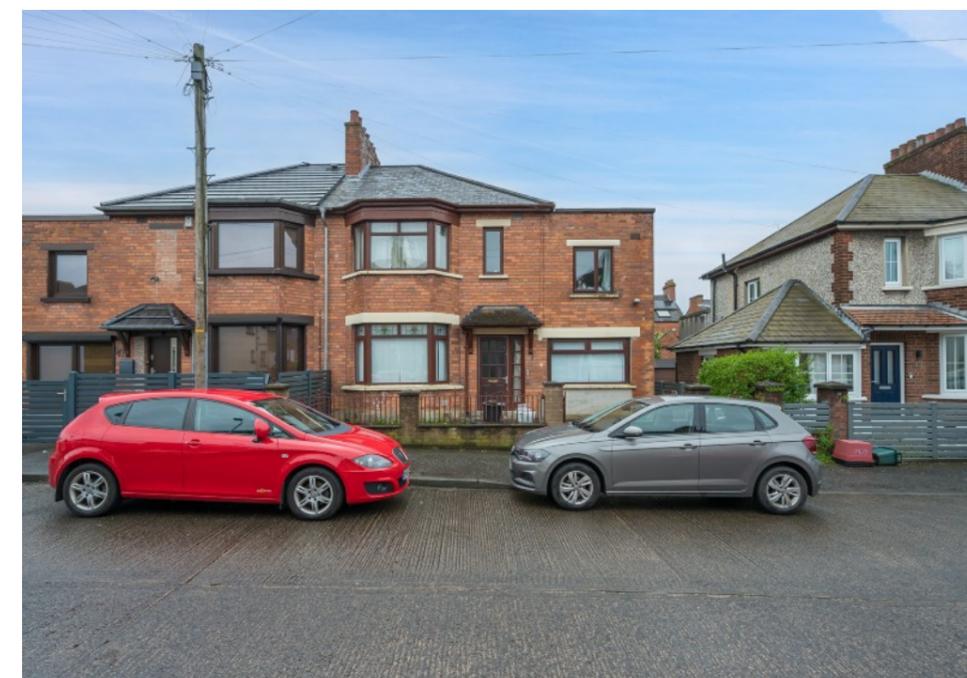
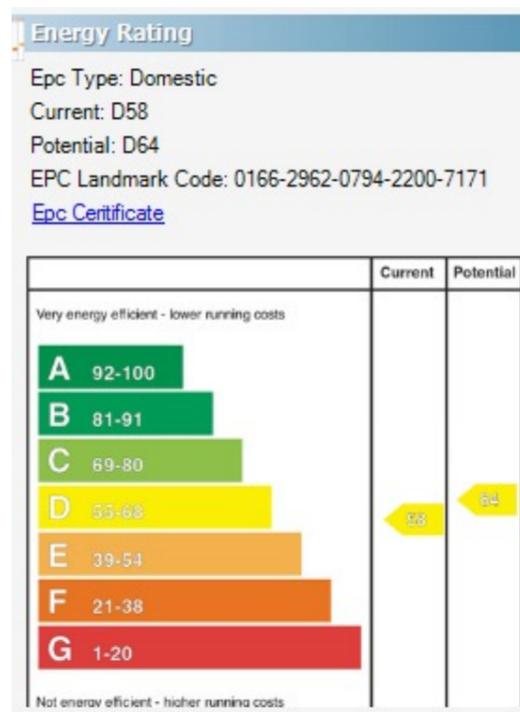


Outside

South facing rear garden.

TEMPLETON
ROBINSON

TEMPLETON
ROBINSON



This extended semi-detached property occupies an extremely convenient location in one of the most sought after areas and is only a few minutes walk from the thriving Lisburn Road, Belfast City Hospital and Queen's University.

The property briefly comprises lounge, dining room, fitted kitchen, five bedrooms, bathroom and separate shower room. The property benefits from Phoenix gas central heating and uPVC double glazed windows. The property has an HMO certificate with planning permission and the property is let until August 2024.

This is an excellent investment opportunity and Mount Prospect Park remains an exceptionally popular area.

Offers Over
£225,000

45 Mount Prospect
Park,
Lisburn Road,
Belfast,
BT9 7BG

Viewing by
appointment with
& through agent
028 9066 3030

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



45 Mount Prospect Park,
Lisburn Road,
Belfast, BT9 7BG

Property Features

- Attractive Semi Detached Property in a Superb Location Just Off the Busy Lisburn Road & Offers an Excellent Investment Opportunity
- Spacious Lounge and Dining Room
- Five Well Proportioned Bedrooms
- Bathroom & Additional Shower Room
- uPVC Double Glazed Windows/Phoenix Gas Central Heating
- Small South Facing Rear Garden
- Within Easy Walking Distance of Lisburn Road, Belfast City Hospital and Queen's University
- HMO Certificate For Five Bed with Planning Permission (runs to April 2025)
- Currently Rented Until August 2024 at £1600 Per Month

Location:

Heading out of Belfast on Lisburn road turn right into Ulsterville Avenue, turn left into Ulsterville Drive and left into Mount Prospect Park.

Property Comprises

Ground Floor

Hardwood front door with glazed panels.

ENTRANCE HALL: Under stairs storage, picture rail.

LOUNGE: 11' 6" x 10' 5" (3.51m x 3.18m) (at widest points).

Laminate wood effect floor, picture rail. Open plan to . . .

DINING ROOM: 9' 7" x 9' 0" (2.92m x 2.74m) Laminate wood effect floor, uPVC ceiling, double uPVC patio doors to rear.

MODERN FITTED KITCHEN: 17' 0" x 6' 0" (5.18m x 1.83m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, Hotpoint four ring ceramic hob, Hotpoint oven, extractor fan over, plumbed for washing machine, part tiled walls, gas fired boiler.

BEDROOM (1): 16' 0" x 8' 8" (4.88m x 2.64m) Laminate wood effect floor.

BEDROOM (2): 10' 10" x 10' 4" (3.3m x 3.15m) (at widest points into bay). Laminate wood effect floor, picture rail, bay window with stained glass insets.

First Floor

LANDING:

BEDROOM (3): 15' 9" x 8' 9" (4.8m x 2.67m) Laminate wood effect floor, picture rail.

BEDROOM (4): 13' 5" x 10' 6" (4.09m x 3.2m) (at widest points into bay). Laminate wood effect floor, picture rail, bay window.

BEDROOM (5): 11' 5" x 9' 6" (3.48m x 2.9m) (at widest points). Laminate wood effect floor, picture rail.

BATHROOM: White suite comprising panelled bath with shower over, low flush wc, pedestal wash hand basin, part tiled walls, extractor fan.

