

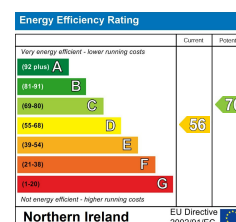


30 University Avenue, BT7 1GY

Offers Over £250,000

We are pleased to present this excellent three storey mid terrace property located on University Avenue within easy walking distance to Queens University and Belfast City Hospital. The property benefits from being in an area of high rental demand making this an ideal opportunity for investors. Gas heating and PVC double glazing are both in place. With H.M.O approval the current rental return is £1,500 per month equating to £18,000 per annum. Viewing is recommend as demand for similar property has been high recently.

- Attractive Red Brick Mid Terrace Property
- Comfortable Living Room
- Currently Let at £1,500 pcm / £18,000 per annum
- PVC Double Glazed Windows
- H.M.O Approved
- Six Double Bedrooms
- Kitchen & Dining Room
- Three Shower Rooms
- Gas Fired Central Heating
- EPC D56



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Hardwood front door. Understairs storage

LIVING ROOM 14'11 x 11'11 (4.55m x 3.63m)



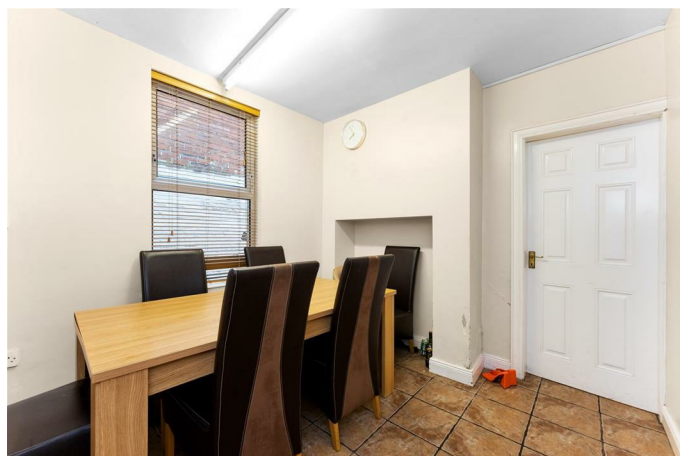
Laminate floor. Electric fire.

BEDROOM ONE 10'7 x 10'2 (3.23m x 3.10m)



Laminate floor.

DINING 10'3 x 9'0 (3.12m x 2.74m)



Tiled Floor.

KITCHEN 9'7 x 9'4 (2.92m x 2.84m)



Range of high and low level units with formica work surfaces. Plumbed for washing machine, stainless steel sink unit with mixer tap, 5 ring gas hob with built in oven, extractor fan, part tiled walls and tiled floor.

UTILITY ROOM 7'3 x 2'7 (2.21m x 0.79m)

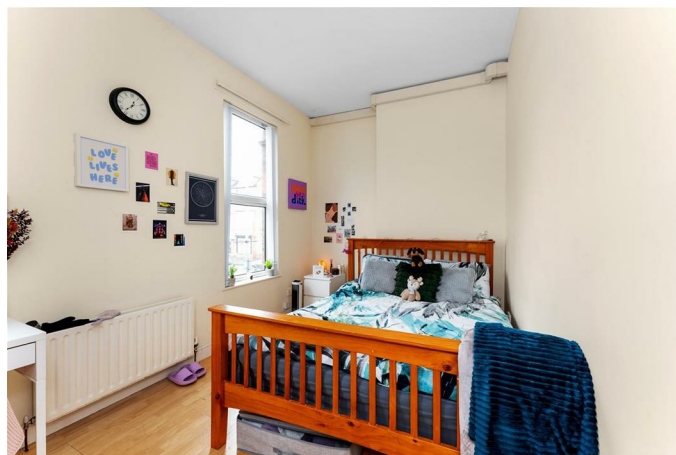
Ideal Gas boiler, Plumbed for washing machine and tiled floor.

SHOWER ROOM

White suite comprising low flush WC, pedestal wash hand basin, shower cubicle with shower, towel rail, fully tiled walls and tiled floor.

ON THE FIRST FLOOR

BEDROOM TWO 16'5 x 8'6 (5.00m x 2.59m)



Laminate floor.

SHOWER ROOM 9'4 x 3'0 (2.84m x 0.91m)



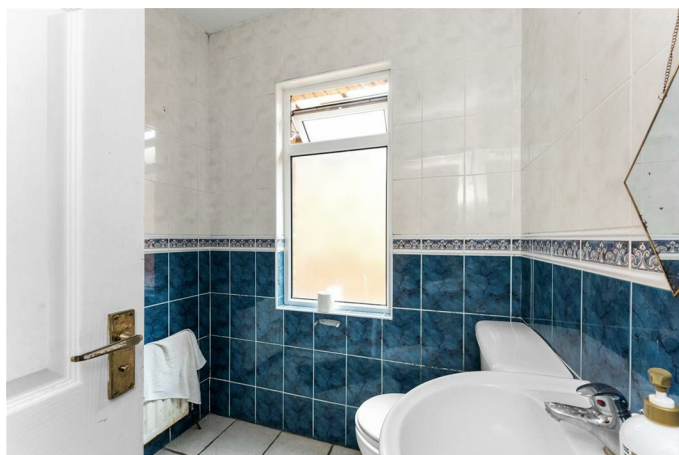
White suite comprising low flush WC, pedestal wash hand basin, shower cubicle with electric shower, part pvc cladded walls and wood floor.

BEDROOM THREE 10'7 x 10'4 (3.23m x 3.15m)



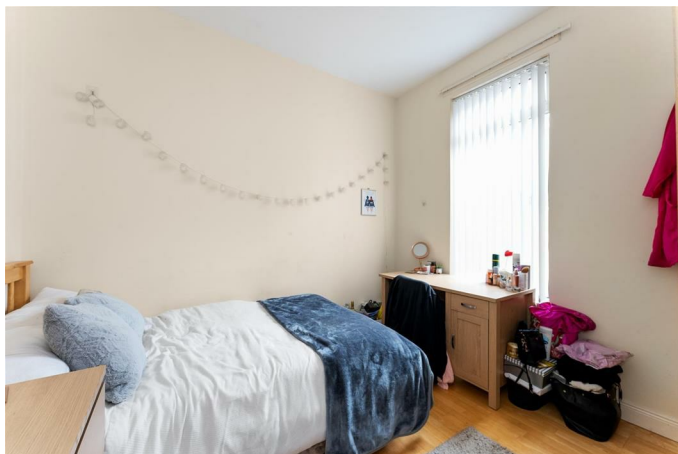
Laminate floor.

SHOWER ROOM 5'11 x 6'0 (1.80m x 1.83m)



White suite comprising pedestal wash hand basin, shower cubicle with thermostatic shower, part tiled walls and tiled floor.

BEDROOM FOUR 9'4 x 9'2 (2.84m x 2.79m)



Laminate floor.

ON THE SECOUND FLOOR

BEDROOM FIVE 10'7 x 10'4 (3.23m x 3.15m)



Laminate floor.

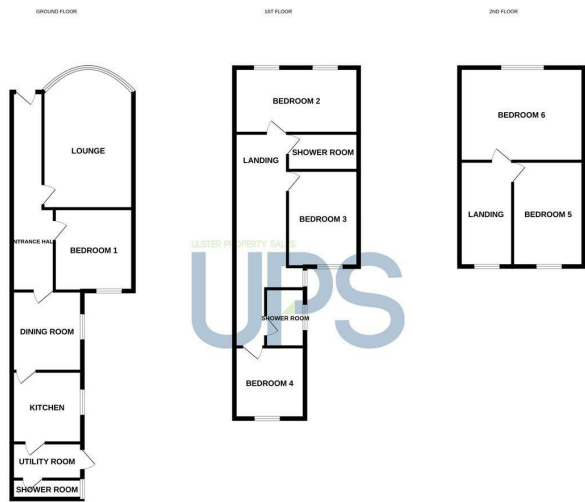
BEDROOM SIX 16'5 x 12'1 (5.00m x 3.68m)



Laminate floor.

OUTSIDE
Enclosed rear yard.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, distances, areas and any other details are approximate and not intended to be relied upon for any purpose in this statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The accuracy, validity and applicability of these plans are hereby limited and no guarantee is given in this regard or otherwise. Made with Mapbox (2022)

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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