



## 35 Surrey Street

Belfast BT9 7FR

£1,200 Per month

A mid-terrace property which has been tastefully finished throughout to provide bright and spacious living accommodation just off the highly desirable Lisburn Road area of South Belfast. The location is within a few minute's walk of shops, cafes, bars and restaurants, with easy access to Belfast City Centre & Adelaide Train station.

Downstairs comprises one living room, a newly fitted kitchen with appliances open plan to generous living/dining area. On the first floor, there are three good-sized bedrooms and a three piece shower room. The property also benefits from Upvc double-glazed windows and gas-fired central heating.

Please note the property doesn't have an HMO licence so would only be suitable for a family or two individuals.

The property is available from the 1st August 2025 and comes furnished.

Call 02890 388383 to arrange your personal viewing today!

- Beautiful mid terrace property
- Separate reception room front of house
- Luxury fitted kitchen with appliances
- Kitchen open plan to living/dining area
- Three generous bedrooms - NOT HMO
- Contemporary shower room
- Gas fired central heating
- Furnished
- Popular & convenient area of BT9 off the Lisburn Road
- Available from 1st of August

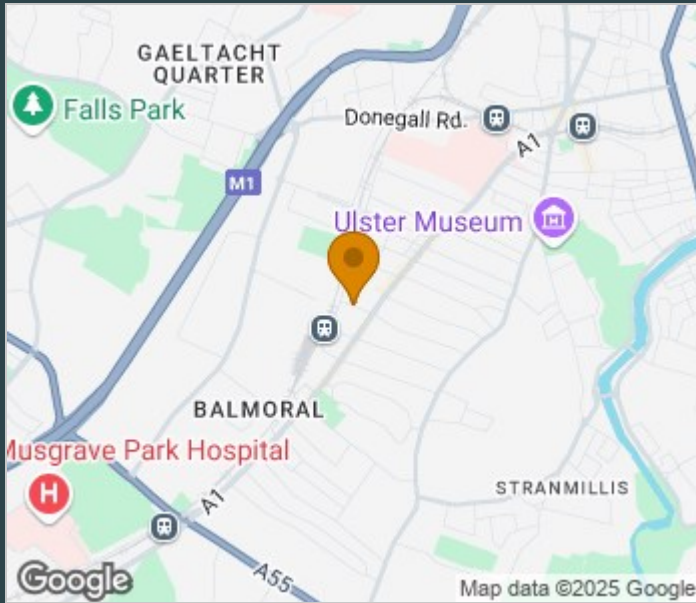
### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.






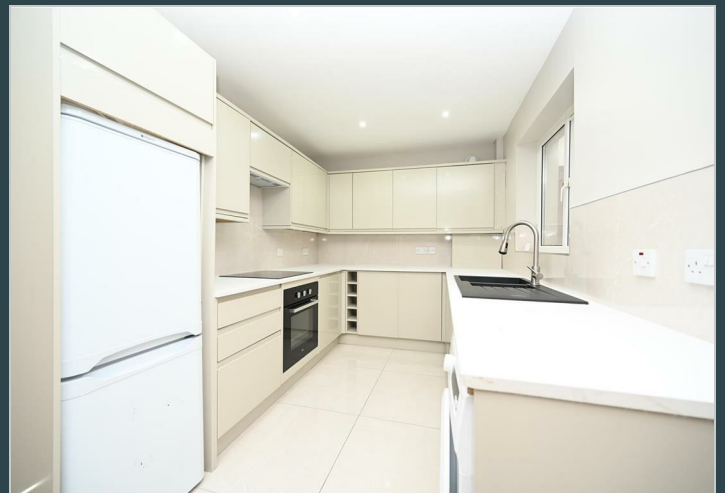
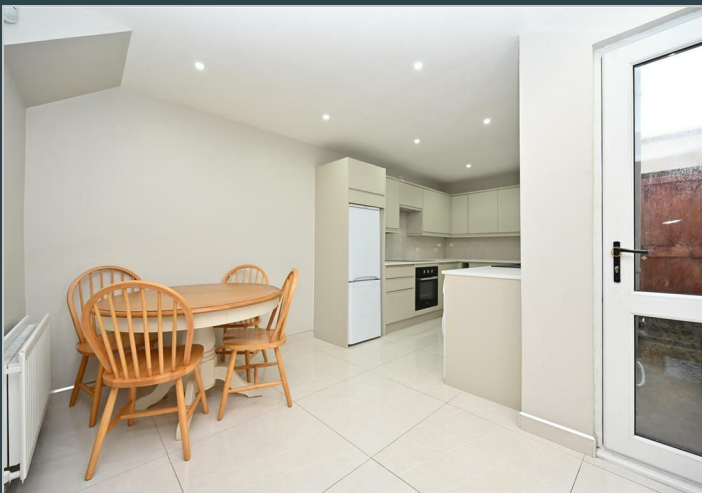
## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	<b>68</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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