



## 33 Surrey Street

**Belfast BT9 7FR**  
**£2,250 Per month**

A simply stunning HMO registered four-bedroom mid-terrace property located off the Lisburn Road in the heart of BT9. The area is well known for its wide range of social and recreational amenities such as shops, bars and restaurants.

Internally the ground floor comprises a fully fitted kitchen with appliances & breakfast bar open plan to the living/dining area and one double bedroom with en-suite shower room. Upstairs comprises three double bedrooms and one luxury shower room.

The property also benefits from TV's provided in all four bedrooms and living area, high speed broadband with wire mesh throughout the house, gas-fired central heating, and uPVC double glazing. The TV licence and WIFI costs are included in the monthly rent.

Externally there is an enclosed yard to the front & rear.

The property is furnished and available to move in straight away.

Call us on 02890388383 to arrange your personal viewing.

- Stunning HMO registered 4 bedroom mid terrace property
- TV's included in all 4 bedrooms and living area with high speed broadband with wire mesh throughout house
- TV licence & WIFI included in monthly rent
- Fitted kitchen with appliances & breakfast bar
- Kitchen open plan to living/dining area
- Double bedroom with en-suite shower room on ground floor
- Three double bedrooms on 1st floor
- Luxury shower room on 1st floor
- Fully furnished with gas fired central heating
- Available immediately

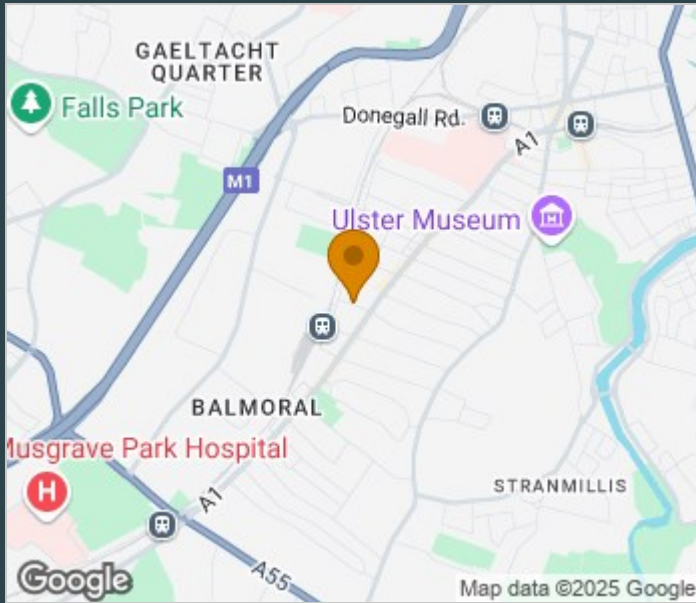
### Viewing

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






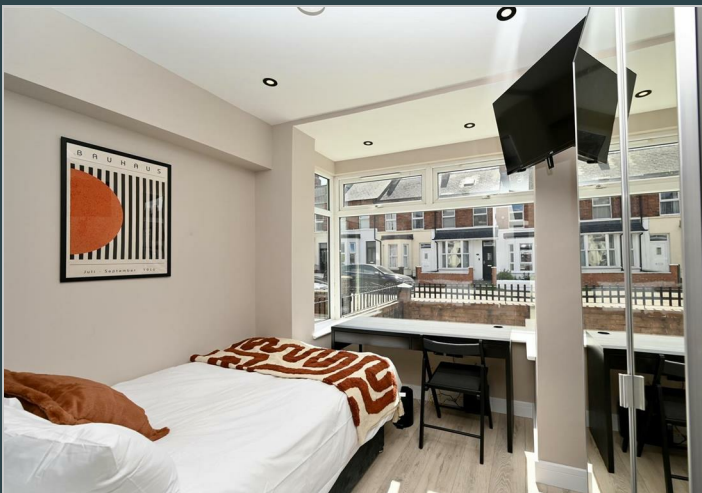
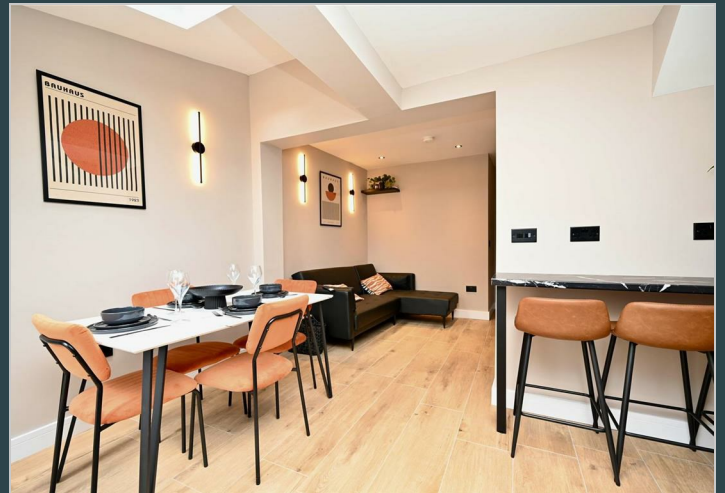
## Area Map



## 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>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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