



53 PRETORIA STREET

Belfast BT9 5AQ

- Well Presented Terraced Home Located Moments From Stranmillis Village
- Living Room Open To Dining
- Good Sized Kitchen With Double Doors To Rear Garden
- Three Bedrooms (One With En-suite Shower Room)
- Modern Bathroom Suite With Bath & Shower
- Enclosed Rear Garden In Lawn & Yard
- Gas Fired Central Heating & PVC Double Glazing
- Walking Distance To Local Shops, Cafes & Queens University
- NOT HMO

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

£1,100 Per Month

53 Pretoria Street

, Belfast, BT9 5AQ



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

RECEPTION HALL

LIVING ROOM

12'9" x 9'10" (3.9 x 3.0)

DINING ROOM

10'2" x 9'10" (3.1 x 3.0)

KITCHEN

20'0" x 7'6" (6.1 x 2.3)

ON THE FIRST FLOOR

BEDROOM ONE

13'9" x 10'5" (4.2 x 3.2)

BEDROOM TWO

10'2" x 8'6" (3.1 x 2.6)

BATHROOM

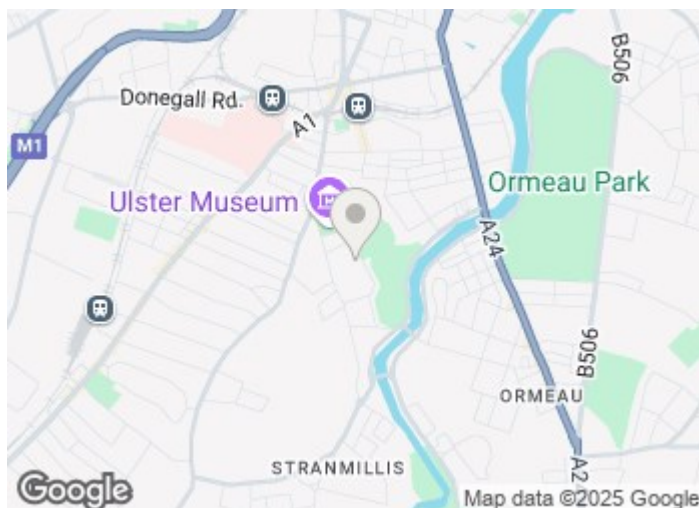
ON THE SECOND FLOOR

BEDROOM THREE

20'11" x 9'2" (6.4 x 2.8)

ENSUITE

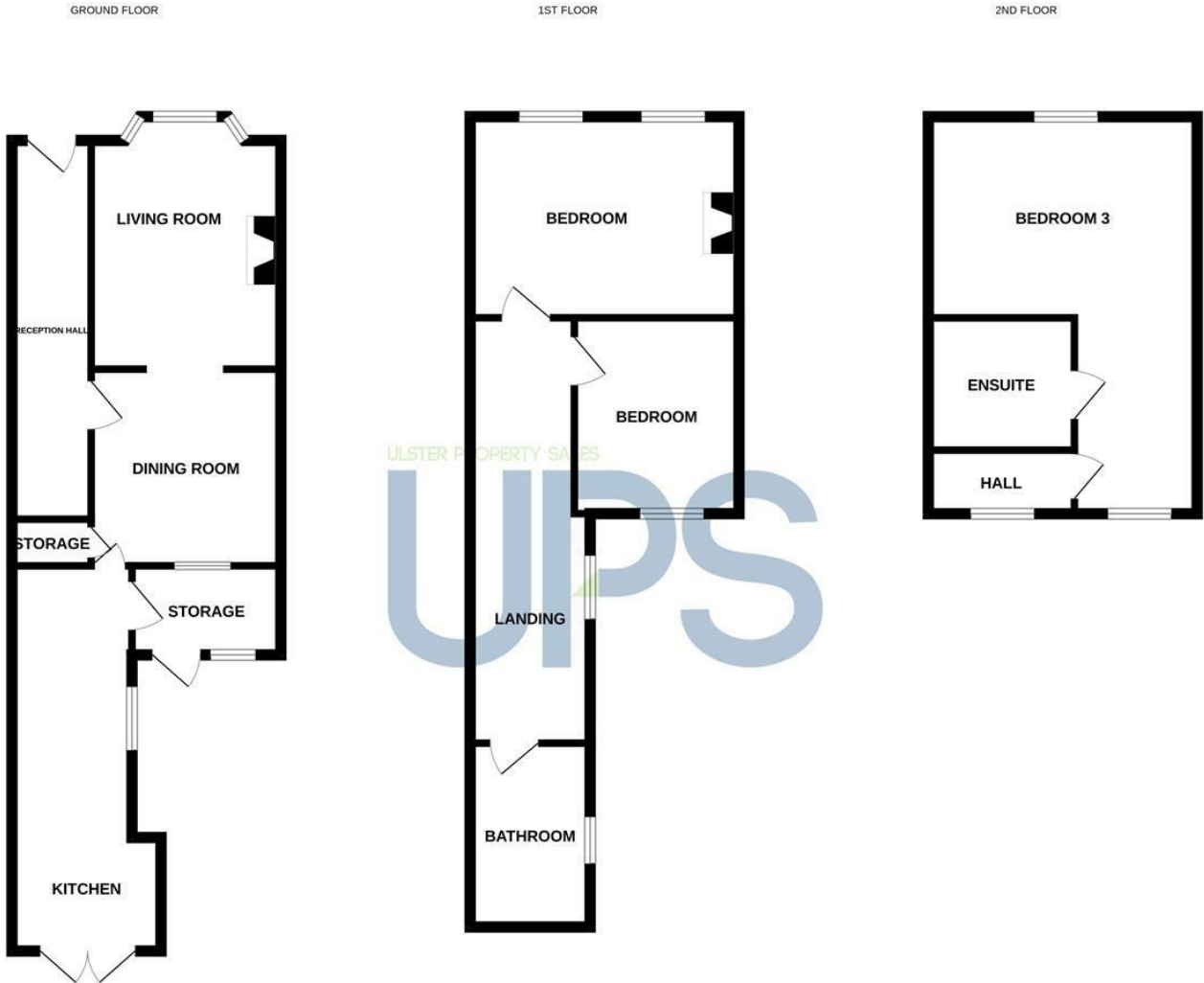
OUTSIDE



Directions

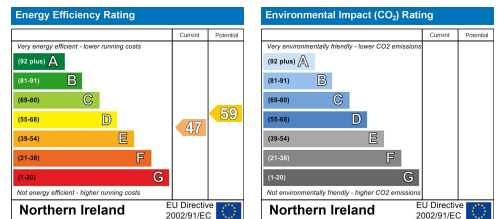


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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