
58 Pretoria Street

Stranmillis

BT9 5AQ

Offers Over £349,950

- END TERRACE PROPERTY IN A PRIME LOCATION
 - SPACIOUS LOUNGE
 - FITTED KITCHEN
 - 4 BEDROOMS
 - 2 SHOWER ROOMS & SEPARATE WC
 - GAS CENTRAL HEATING / DOUBLE GLAZED WINDOWS
 - EXCEPTIONALLY WELL PRESENTED THROUGHOUT
 - HMO LICENCE & CLUD
 - IDEAL FOR OWNER OCCUPIERS OR INVESTORS
 - CONVENIENT TO A WIDE RANGE OF AMENITIES
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PROPERTY COMPRISES

This superb end terrace property is ideally located just off Stranmillis Road.

The property is extremely well presented by the current owners and offers good sized accommodation with a generous, fitted kitchen and a bedroom on the ground floor. On the 1st floor there are three further bedrooms along with two shower rooms and a separate WC.

In addition, the property benefits from gas central heating and double glazed windows.

The property currently has an HMO Licence & CLUD.

Situated close to many local amenities in Stranmillis, including shops and public transport, as well as being convenient to Botanic Park, Belfast City Centre and Queens University, this delightful property is ideal for either owner occupiers or investors and viewing is highly recommended.



PROPERTY DETAILS AND DIMENSIONS

Composite front door with tile flooring.

RECEPTION HALL

BEDROOM 11' 5" x 9' 2" (3.48m x 2.79m) Laminate flooring.

LIVING ROOM 10' 9" x 9' 10" (3.28m x 3m) Wood effect tiled flooring.

KITCHEN 14' 5" x 7' 2" (4.39m x 2.18m) Contemporary range of high and low level units, integrated appliances to include, fridge / freezer, 4 ring electric hob with built in oven, extractor fan, breakfast bar, stainless steel sink unit with mixer tap. Plumbed for washing machine, part tiled walls and tiled flooring.

FIRST FLOOR

BEDROOM 12' 1" x 9' 6" (3.68m x 2.9m) Laminate flooring.

BEDROOM 10' 9" x 7' 6" (3.28m x 2.29m) Laminate flooring.

SHOWER ROOM 7' 6" x 7' 2" (2.29m x 2.18m) White suite comprising, thermostatic shower, low flush WC, pedestal sink unit with mixer tap, part tiled walls and tiled floor.

WC Low flush WC, basin, extractor fan, part tiled walls and tiled flooring.

SECOND FLOOR

BEDROOM 14' 1" x 9' 10" (4.29m x 3m) Laminate flooring with feature wall and concealed lighting.

OUTSIDE Paved front with enclosed yard with outside tap to rear.

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