

simon**BRIEN**
RESIDENTIAL

22 Belgravia Avenue,
Belfast, BT9 7BJ



Asking Price £150,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Three Storey Mid Terrace
- Requires Full Modernisation / Restoration
- Planning Permission In Place For Demolition & Re-Instatement With 2No. 2 Bedroom Maisonettes
- Accommodation In Brief - 4/5 Bedrooms, 1/2 Receptions
- Popular And Convenient Residential Location
- Area Of Strong Rental Demand
- Cash Offers Only

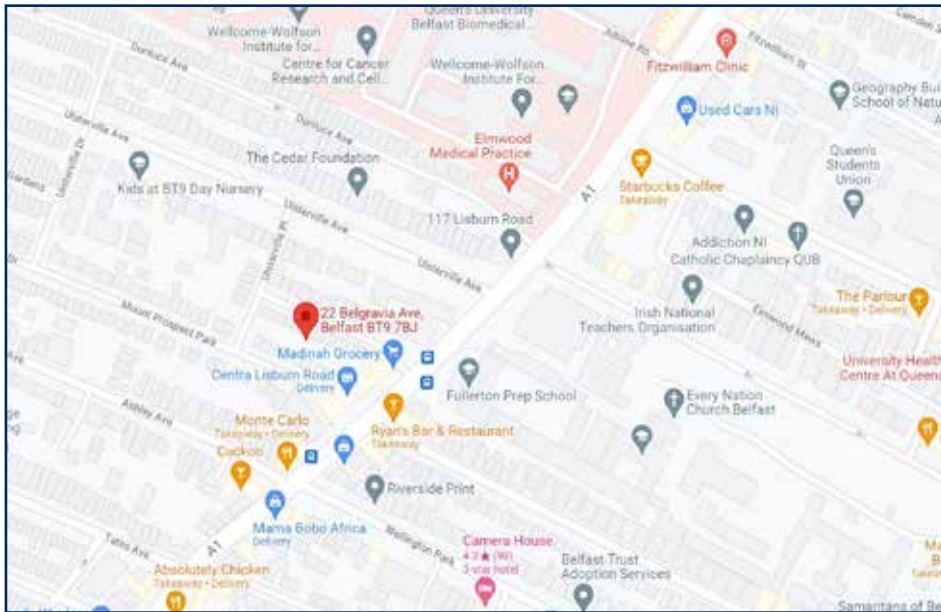
SUMMARY

An excellent opportunity for a builder/investor to acquire a large end terrace property, with great potential, in a highly regarded location.

This 3 storey end terrace property requires a complete programme of reinstatement, but has huge potential.

A builder/investor with imagination will likely convert the property subject to the availability of all the necessary approvals, into apartments, which will have a high rental demand due to the convenience of the location.

THE PROPERTY IS NOT CONSIDERED SAFE, CEILINGS AND FLOORS MAY NOT BE STABLE AND THERE MAY BE HIDDEN DANGERS. VIEWERS AGREE TO ENTER AT THEIR OWN RISK, PROVIDE THEIR OWN PERSONAL PROTECTIVE EQUIPMENT AND TAKE FULL RESPONSIBILITY FOR THEIR OWN SAFETY AS SIMON BRIEN RESIDENTIAL CANNOT BE RESPONSIBLE FOR ANY LOSS, DAMAGE OR INJURY WHICH MAY OCCUR.



EPC REF NO: N/A

REF: RL/I/21/SO



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