



NICHOLAS
RESIDENTIAL



123 Malone Avenue

Belfast BT9 6EQ

£1,800 Per month

Welcome to 123 Malone Avenue!

An HMO registered four-bedroom semi-detached property just off the Lisburn Road in South Belfast. Conveniently located to a wide range of social and recreational amenities and within walking distance to Queens University, Belfast City and Royal Victoria Hospital.

Downstairs comprises one reception room, a modern cream fitted kitchen with a wide range of appliances open to the dining area, one double bedroom and a WC. Upstairs are three double bedrooms and a modern bathroom with a white three-piece suite. The property is further enhanced by gas-fired central heating and double-glazed windows throughout.

To the front of the property is a driveway for off-street parking & to the rear is a private and enclosed garden area.

The property comes furnished & is available from the 6th of September 2024.

Call 02890388383 to arrange your personal viewing today.

Viewing

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

- HMO registered semi detached property in a popular and convenient location
- Modern cream fitted kitchen open plan to dining area
- One living room & one double bedroom downstairs
- Downstairs WC
- Three double bedrooms upstairs
- Modern white three piece bathroom suite
- Gas fired central heating & uPVC double glazed
- Driveway for off-street parking
- Private & enclosed garden area to the rear
- Furnished & available from the 6th of September 2024




Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	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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