



NICHOLAS  
RESIDENTIAL



## 87b Great Northern Street

Belfast BT9 7FL

£1,800 Per month

Welcome to 87b Great Northern Street!

An HMO registered four bedroom townhouse located on Great Northern Street 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 of one reception room, a modern oak fitted kitchen with a wide range of appliances, a separate utility area and a downstairs WC. On the first floor are two double bedrooms and a bathroom with a white three-piece suite. The second-floor benefits from a further two double bedrooms, a study/office and a modern shower room. The property is further enhanced by gas-fired central heating, double glazed windows throughout & an enclosed yard to the rear.

The property comes furnished & is available from the 8th 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 townhouse in a popular and convenient location
- Living room open plan to a modern fitted kitchen with appliances
- Utility room and separate WC
- Four double bedrooms
- Separate study/office
- Two modern bathrooms
- Gas fired central heating and double glazed windows
- Front forecourt and enclosed yard to the rear
- Fully furnished
- Available from the 8th of September 2024



## 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>	<b>74</b>	<b>76</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		

**Northern Ireland**

EU Directive  
2002/91/EC



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