



NICHOLAS  
RESIDENTIAL



## 15 Balfour Avenue

, Belfast, BT7 2EU

£1,600 Per month

Welcome to 15 Balfour Avenue!

A bright and spacious mid-terrace property which is HMO registered for 4 persons. The property is located on Balfour Avenue, just off the Lower Ormeau Road and ideally located as it is only two minutes from Belfast city centre, Queens University and a wide range of local shops, bars and restaurants.

Internally the property briefly comprises; On the ground floor is one double bedroom, a reception room leading to a modern fitted kitchen with appliances. On the first floor is a main bathroom with a three-piece suite and two double bedrooms. On the top floor is a spacious double bedroom with an enclosed shower cubicle, separate WC and vanity sink unit. The property also benefits from gas-fired central heating and uPVC double glazing.

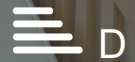
This property comes furnished and is available immediately.

Call 02890388383 to arrange your personal viewing.

- HMO Registered Mid Terrace Property
- One Reception Room
- Fitted Kitchen with Appliances
- Four Double Bedrooms (Master with an Ensuite Shower, Toilet and Sink)
- Main Bathroom with Three Piece Suite
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Fully Furnished
- Available Immediately
- HMO Registered for 4 Persons

### Viewing

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



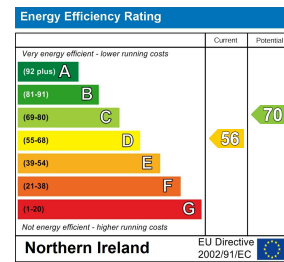
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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