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**86 Melrose Street**

Lisburn Road, Belfast  
BT9 7DQ

**Offers Over £159,950**

## 86 MELROSE STREET, BELFAST, BT9 7DQ

- **Mid Terrace Property in an Exceptionally Convenient Location**
- **Generous Lounge Open Plan to Dining Room**
- **Fitted Kitchen**
- **2 Bedrooms**
- **Shower Room with White Suite**
- **Oil Central Heating / Double Glazed Windows**
- **Front Forecourt and Enclosed Rear Yard**
- **Well Presented Throughout**
- **Ideal For Owner Occupiers or Investors**
- **Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport**

This well presented mid terrace property is ideally located just off Lisburn Road.

The property is well presented by the current owners and offers well proportioned accommodation with a generous open plan lounge and dining room and two good sized bedrooms. In addition, the property benefits from oil central heating and double glazed windows.

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







## PROPERTY COMPRISES

Front door to entrance hall.

**ENTRANCE HALL** Tiled floor.

**LOUNGE OPEN PLAN TO DINING ROOM 22' 6" x 9' 9" (6.86m x 2.97m)** Wood flooring, low voltage spotlights, built in display shelves, decorative fireplace with tiled hearth.

**KITCHEN 11' 6" x 6' 0" (3.51m x 1.83m)** Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for cooker, space for fridge/freezer, extractor fan, tiled floor, part tiled walls, access to rear.





## FIRST FLOOR LANDING

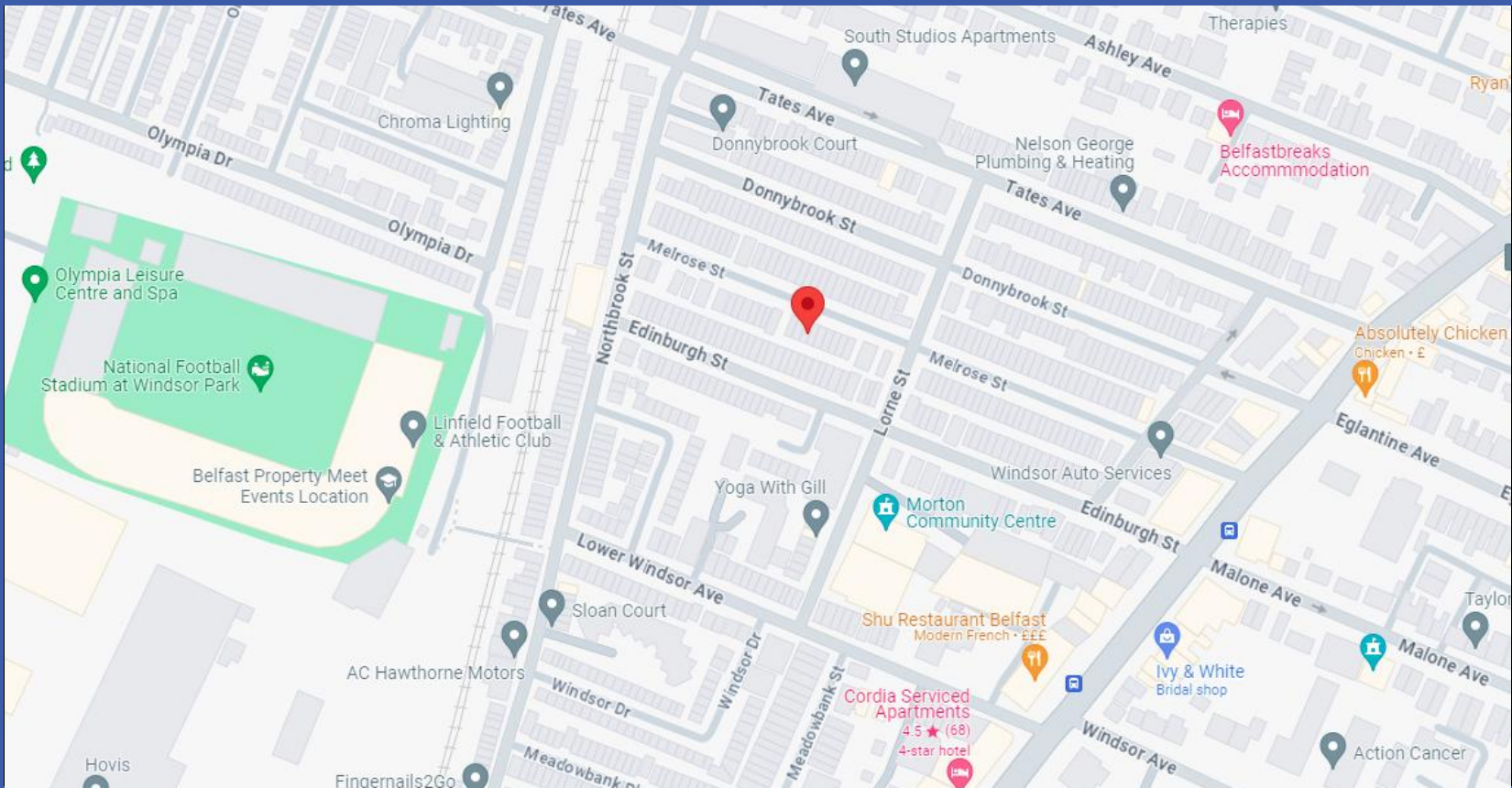
**BEDROOM 10' 10" x 10' 3" (3.3m x 3.12m)** Wood flooring and built in robes.

**BEDROOM 9' 9" x 7' 9" (2.97m x 2.36m)** Wood flooring, built in robes, airing cupboard.

**SHOWER ROOM** White suite comprising low flush WC, vanity unit with splash tiling, fully tiled shower cubicle, wood flooring.

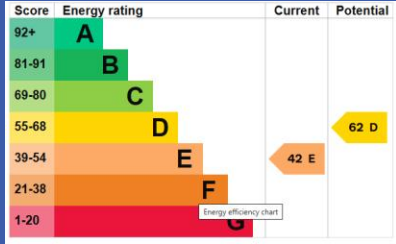
**OUTSIDE** Front forecourt, enclosed rear yard with oil tank and oil fired boiler.





**Directions:**

Coming out of Belfast on Lisburn Road, Melrose Street is on the right hand side



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