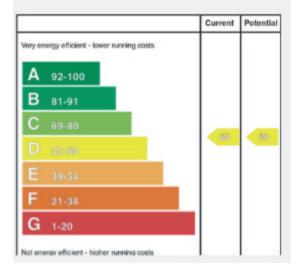






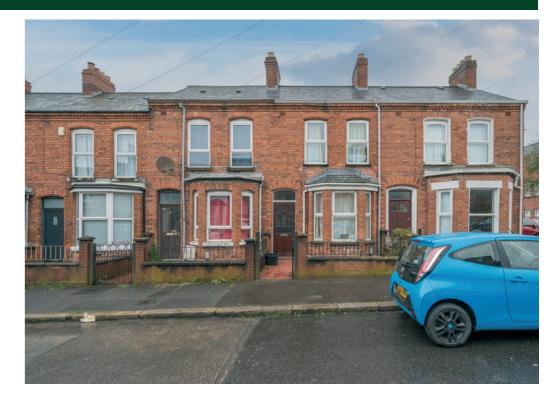
Epc Type: Domestic Current: D68 Potential: D68 EPC Landmark Code: 9453-3036-9207-0644-0204 Epc Ceritificate



Lisburn Road - 028 90 66 3030 Ballyhackamore - 028 90 65 0000 North Down - 028 90 42 4747 - 028 92 66 1700 www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



This substantial, mid terrace property occupies a superb situation only a few minutes walk from the thriving Lisburn Road and all its amenities with Queen's University and the City Hospital also 67 Melrose Street, extremely convenient.

The property offers generous well proportioned accommodation with many fine features which centre around the spacious lounge and is ideally complimented by the bedroom accommodation. This property offers an excellent investment opportunity, being close appointment with to Queens University of University of & through agent Ulster.

The property has a current HMO certificate and planning as a three bedroom property, it will be the responsibility of the new owner to re-apply if they wish to continue the let as an HMO.

Demand should be high for such a popular location.

TEMPLETON ROBINSON

Offers Over £182,500

BELFAST, BT9 7DP

Viewing by 028 9066 3030

67 Melrose Street, BELFAST, BT9 7DP

Property Features

- Substantial, Mid terrace with HMO as a Three Bedroom Rental
- Entrance Hall
- Bedroom Four on Ground Floor or Living
 Room
- Lounge Open Plan to Modern Fitted Kitchen and Dining Area
- Three Good Sized Bedrooms
- Shower Room and Separate Cloakroom
- Gas Heating/ Upvc Double Glazed
 Windows
- Tenants in the Property Until August 2024
- Only a Short Distance from Many Amenities on Lisburn Road, Queens University and The Royal & City Hospitals
- The New Owner will need to Re-Apply for a New HMO if they wish to carry on

Location:

Heading out of Belfast on the Lisburn Road, Melrose Street is on the right hand side after Tates Avenue.

Property Comprises

Ground Floor

Hardwood front door and glazing to . . .
ENTRANCE HALL: Ceramic tiled floor.
BEDROOM (4): 12' 8" x 8' 4" (3.86m x 2.54m) (at widest points).
Laminate wood effect floor. Door to . . .

LOUNGE: 10' 11" x 10' 0" (3.33m x 3.05m) Cast iron fireplace with tiled hearth, ceramic tiled floor, understairs storage. Open plan to . . . MODERN FITTED KITCHEN & DINING AREA: 21' 4" x 8' 1" (6.5m x 2.46m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated oven and hob, stainless steel extractor fan, plumbed for washing machine, part tiled walls, ceramic tiled floor.

First Floor

LANDING: Access to roofspace.

BEDROOM (1): 13' 3" x 10' 2" (4.04m x 3.1m) (at widest points). Laminate wood effect floor.

BEDROOM (2): 10' 2" x 7' 3" (3.1m x 2.21m) (at widest points). Laminate wood effect floor.

BEDROOM (3): 8' 0" x 7' 9" (2.44m x 2.36m) Laminate wood effect floor.

CLOAKROOM/WC: Low flush wc, pedestal wash hand basin, laminate wood effect floor.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, uPVC sheeted shower cubicle, extractor fan.















