



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 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 to Queens University or University of 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.

Offers Over  
£182,500

67 Melrose Street,  
BELFAST,  
BT9 7DP

Viewing by  
appointment with  
& through agent  
028 9066 3030

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

