

simon**BRIEN**  
RESIDENTIAL

61 Lindsay Street,  
Belfast, BT1 1AX



Offers Around £159,950

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## KEY FEATURES

- Well Presented Three Bedroom Mid-Terrace Property Ideally Positioned Between Botanic Avenue and the Ormeau Road in South Belfast
- Easy Access to Main Arterial Transport Links Leading to Belfast City Centre and Further Afield
- Doorstep Convenience to Many Popular Shops, Restaurants, Bars and Eateries
- Close to Excellent Schools, Parks, Belfast City Airport and Belfast City Hospital
- Three Well Appointed Bedrooms
- Separate Lounge with Outlook to Front
- Open Plan Kitchen Diner with Fitted Kitchen and Ample Space for Casual Dining
- Walk in Utility Area
- Landing with Additional Storage
- Modern Fitted Bathroom with White Suite
- Enclosed Forecourt with Private Driveway Parking
- Enclosed Private Low Maintenance Rear Garden Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this well-proportioned three-bedroom terrace property ideally positioned between Botanic Avenue and the Ormeau Road in South Belfast. The location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and restaurants. Queens University and the City Hospital are also within striking distance of the property.

In short the property comprises of: reception hall, separate living room with outlook to front, open plan kitchen diner with fitted kitchen and ample space for casual dining, walk in utility area, generous landing with additional storage, three well-proportioned bedrooms and a family bathroom with modern white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating, driveway providing private off-street parking and an enclosed low maintenance rear garden ideal for outdoor entertaining.

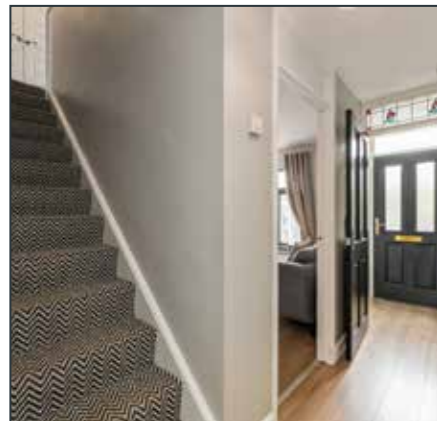
With generously proportioned room sizes, off street parking, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION PORCH:

Hardwood double glazed front door with frosted glass insets and frosted glass toplight into reception porch with access to electric meter and laminate effect wooden flooring



## KITCHEN/DINER:

**18' 5" x 8' 5" (5.61m x 2.57m)**

Fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, space for washing machine, space for free standing quooker, vinyl flooring, built in extractor fan, outlook to rear garden, ample space for casual dining. Utility area with space for fridge freezer and walk in pantry

## HALLWAY:

Hardwood double glazed door to rear garden



**LIVING ROOM:**  
15' 0" x 10' 8" (4.57m x 3.25m)

Outlook to front, laminate effect wooden flooring



**FIRST FLOOR**

**LANDING:**

Range of built in storage and shelving, access to gas boiler



**FAMILY BATHROOM:**

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap and vanity unit, panelled bath with fixed glass door, red ring electric shower with telephone attachment, part tiled walls, tiled floor, frosted glass picture window, access hatch to roofspace



**BEDROOM (3):**

8' 0" x 7' 5" (2.44m x 2.26m)

Outlook to front, wooden laminate effect flooring



**BEDROOM (1):**  
**12' 5" x 10' 5" (3.78m x 3.18m)**

Outlook to front, wooden laminate effect flooring, wooden panelled walls, built in storage with built in clothes rail



**BEDROOM (2):**  
**10' 5" x 10' 2" (3.18m x 3.1m)**

Outlook to rear, laminate effect flooring



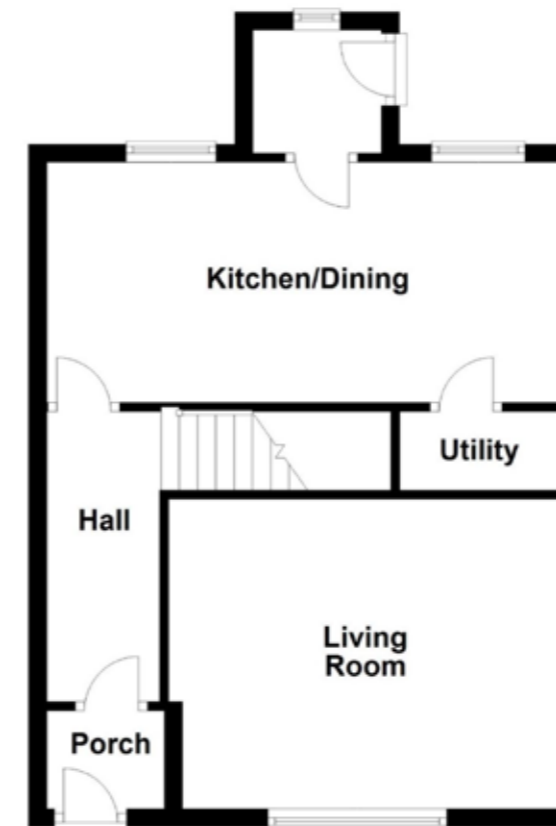
**OUTSIDE**

Enclosed front garden laid in lawns with cast iron gates, patio driveway with off street parking for one car

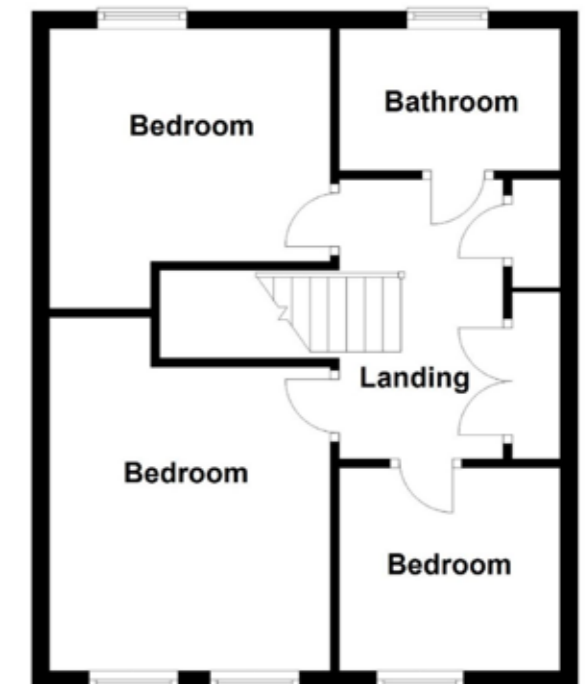
Enclosed private rear garden, part patio, part laid in artificial lawns with private outlook, outside tap and light, access gate to rear



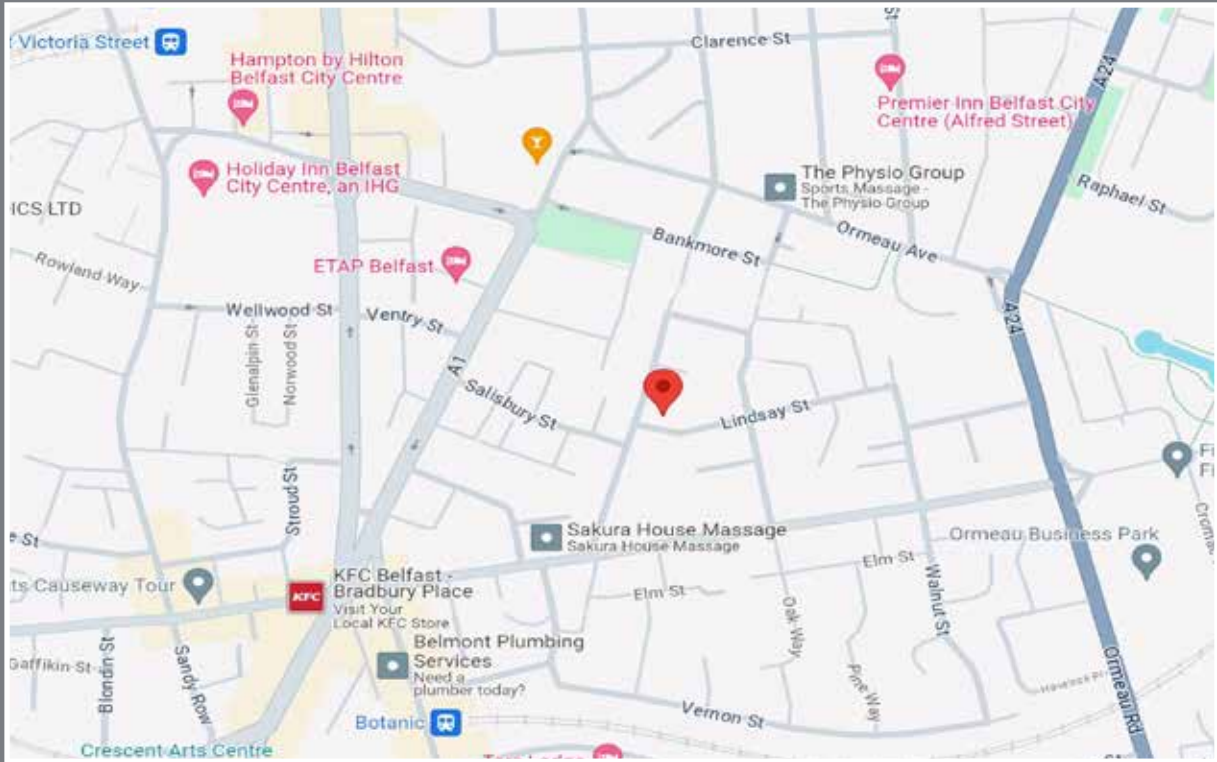
**Ground Floor**



**First Floor**



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMcK/F/24/SD



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