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**19 Surrey Street**

Belfast  
BT9 7FR

**Offers In Region Of £185,000**



## 19 SURREY STREET, BT9 7FR

- Superbly Presented Mid Terrace Property
- Two Double Bedrooms
- Open Plan Living/Dining Area
- Kitchen With Range Of Modern Fitted Units
- Shower Room With Contemporary Suite
- Gas Fired Central Heating
- Double Glazed Windows
- Excellent Location Convenient To Lisburn Road, City Centre, Hospitals, Queen's University
- Enclosed Rear Yard



Situated in the heart of South Belfast, off Lisburn Road this well presented Mid Terrace Property offers excellent accommodation and convenience of location.

Internally the property briefly comprises of two double bedrooms, a well proportioned lounge/dining room, kitchen with modern range of high and low level units and shower room with modern white suite.

Other benefits include gas fired central heating and double glazing.

Outside there is an enclosed rear yard.

Within walking distance to the amenities of Lisburn Road, major arterial transport links, Adelaide Train Station and Belfast City Centre, this excellent property will be suited to a broad range of potential purchasers.







## PROPERTY COMPRISES

uPVC entrance door with glazed fan and top light, leading to lounge.

**LOUNGE 12' 10" x 12' 5" (3.91m x 3.78m) (@ widest points)** Laminate wood strip flooring, open plan to dining area.

**DINING AREA 10' 3" x 9' 5" (3.12m x 2.87m) (@ widest points)** Laminate wood strip flooring, under stairs storage cupboard.

**KITCHEN 12' 0" x 5' 10" (3.66m x 1.78m)** Range of fitted high and low level units with marble effect work surfaces and matching upstand, 1.5 bowl single drainer stainless steel sink unit with mixer taps, 4 ring integrated hob, glass and stainless steel extractor canopy, plumbed for washing machine, wood effect tiled floor, uPVC door to rear yard.

**SHOWER ROOM** Enclosed shower cubicle with electric shower, low flush WC, vanity wash hand basin, tiled floor, extractor fan.

**FIRST FLOOR LANDING** Access to roof space with gas fired boiler, storage cupboard.

**BEDROOM 12' 10" x 9' 8" (3.91m x 2.95m)** Built in mirrored sliding wardrobes.

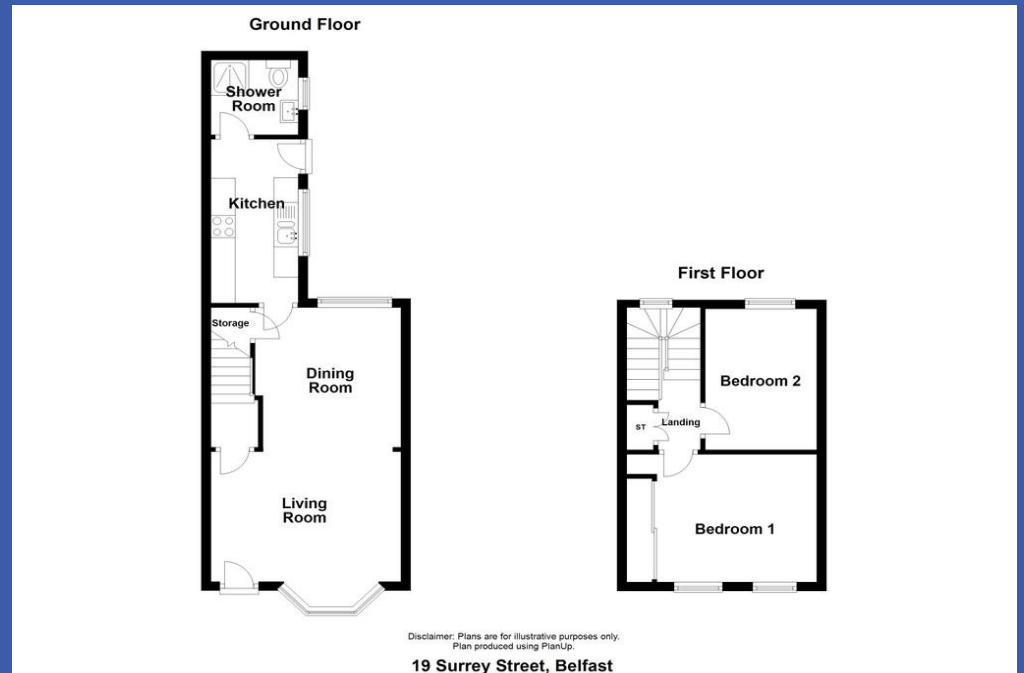
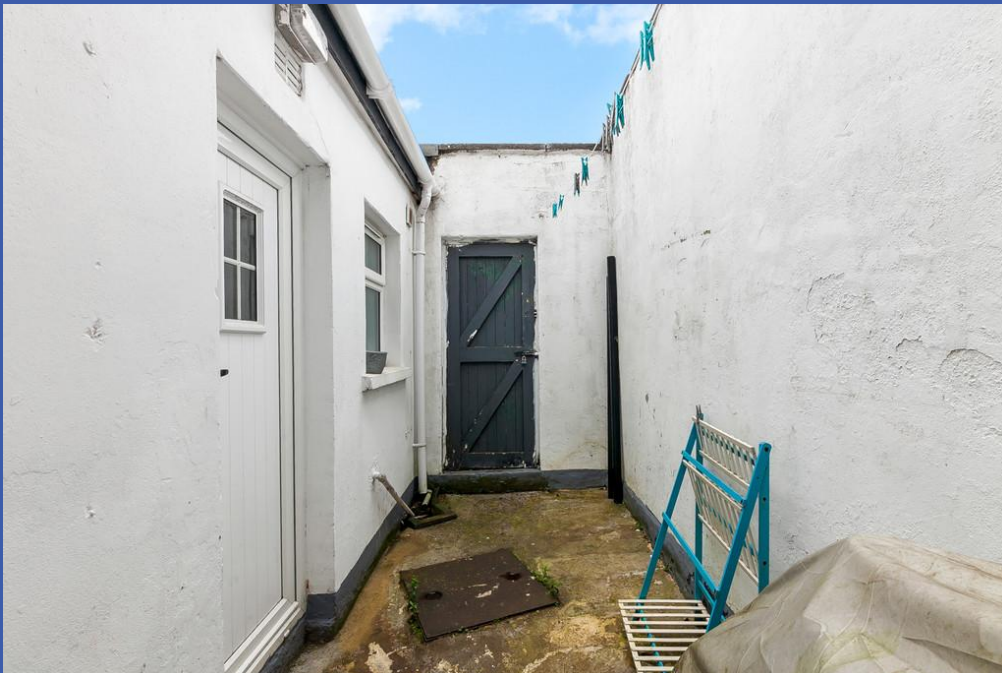
**BEDROOM 10' 3" x 7' 6" (3.12m x 2.29m)**

**OUTSIDE** Enclosed yard to rear.

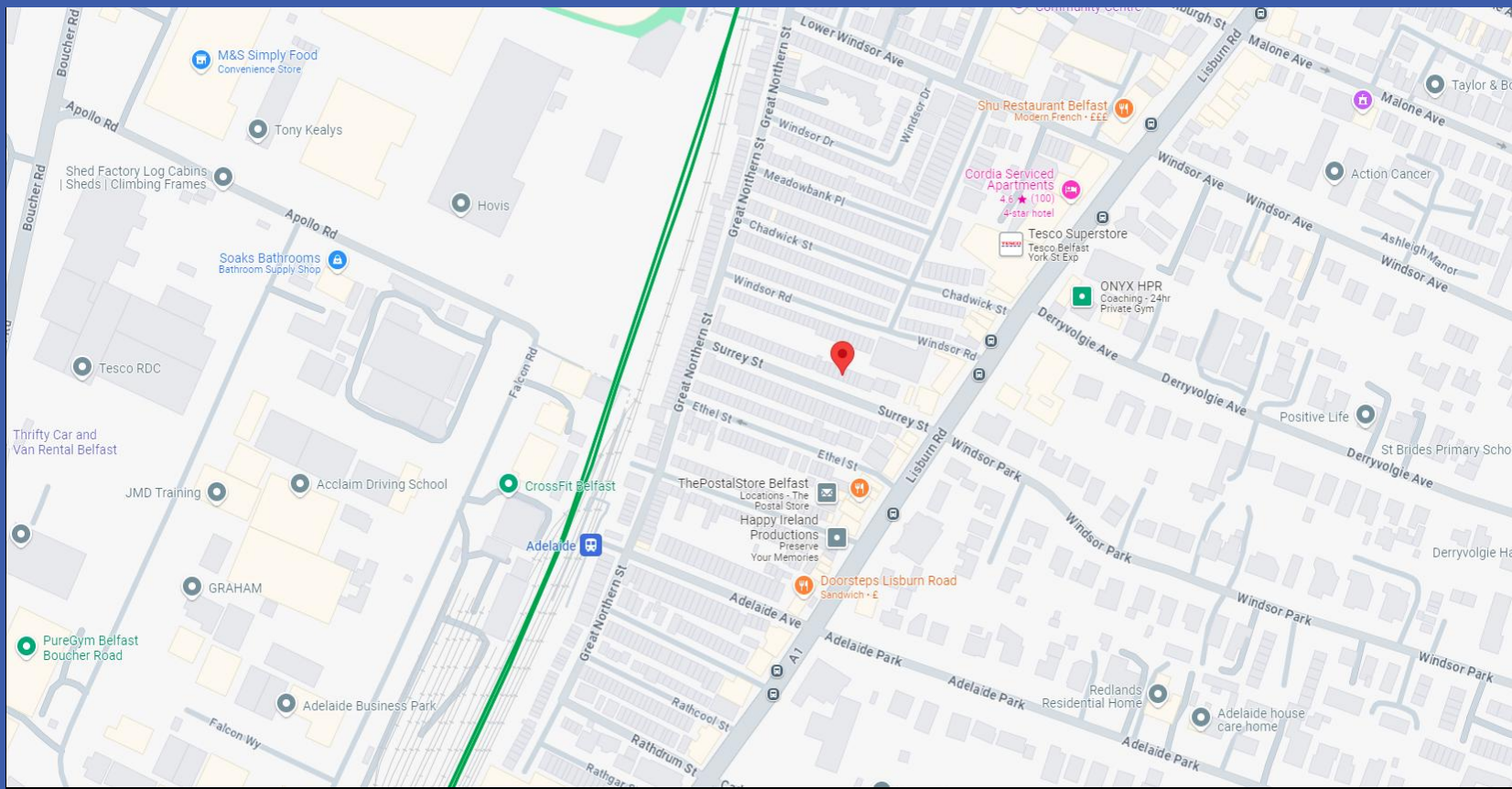












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		



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