



NICHOLAS  
RESIDENTIAL



## 53 Northbrook Street (Non HMO)

Belfast BT9 7DH

£1,300 Per month

Please note this property is not HMO registered and is only suitable for 2 people, 2 x couples or a family.

A three-storey townhouse located just off the Lisburn Road in South Belfast. Conveniently located to a wide range of social and recreational amenities and within walking distance to Queens University, Belfast City and Royal Victoria hospital.

The ground floor comprises of one reception room, a fitted kitchen with a wide range of appliances & space for dining and a downstairs WC. On the first floor are two generous rooms that can be used as a bedroom or living room. The second-floor benefits from two double bedrooms and a modern en-suite shower room. The property is further enhanced by gas-fired central heating and double glazed windows throughout.

The property comes furnished & is available from the 4th of March 2025.

Call 02890388383 to arrange your personal viewing today.  
**Viewing**

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

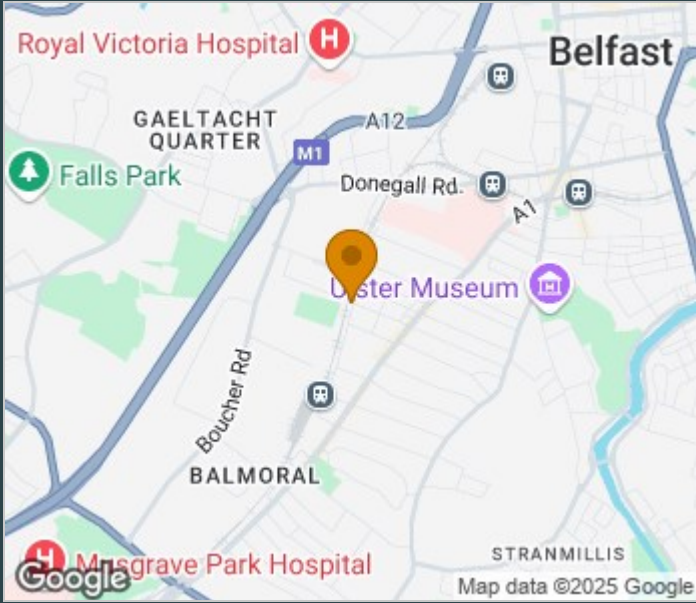
- Not HMO registered
- Three storey townhouse ideally located off the Lisburn Road
- Offering flexible accommodation with 3/4 bedrooms & 2/3 reception rooms
- Downstairs WC
- Two modern bathrooms
- Gas fired central heating
- Enclosed yard area to the rear
- Furnished & available from the 4th of March 2025





## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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