

**36 Rathgar Street  
Lisburn Road, Belfast  
BT9 7GD  
Offers Over £259,950**

- **Mid Terrace Investment Property**
- **Lounge Open Plan to Dining Room**
- **Fitted Kitchen**
- **4 Double Bedrooms**
- **Bathroom with White Suite & Additional Shower Room**
- **Gas Central Heating / Double Glazed Windows**
- **HMO Licence and HMO Planning Permission**
- **Walking Distance to Queens University and Belfast City Centre**
- **Convenient to Local Amenities Including Shops, Public Transport and Cranmore Park**
- **Ideal for Investors and Owner Occupiers**

This superb mid terrace property is ideally located just off the thriving Lisburn Road.

The property is well presented by the current owners and offers 4 double bedrooms along with a generous lounge open plan to the dining room and a fitted kitchen.

On the upper floors there are 4 double bedrooms along with a bathroom and separate shower room.

At present there is an HMO Licence and Planning Permission valid until 19 December 2028.

Offering value for money and a wonderful investment opportunity, viewing is highly recommended.

## **PROPERTY COMPRISES**

**ENTRANCE PORCH** Front door with stained glass inset to entrance hall.

**ENTRANCE HALL** Wood flooring.

**LOUNGE OPEN PLAN TO DINING ROOM 24' x 9' 9" (7.32m x 2.97m)** Cast iron fireplace, sanded and varnished floor boards along with Quarry tiled floor, feature stained glass windows.

**KITCHEN 13' 9" x 8' 9" (4.19m x 0m)** Range of units, work surfaces, 4 ring hob with extractor fan over, electric oven under, plumbed for washing machine, external access, Quarry tiled floor, part tiled walls, feature exposed brick walls, under stairs larder cupboard.

## **FIRST FLOOR LANDING**

**SHOWER ROOM** White suite comprising low flush WC, pedestal wash hand basin, shower cubicle, exposed brick walls.

**BEDROOM 14' 1" x 11' 4" (4.29m x 3.45m)** Sanded and varnished floorboards, exposed brick walls, cast iron fireplace with tiled inset and hearth.

**BEDROOM 12' 2" x 7' 8" (3.71m x 2.34m)** Sanded and varnished floorboards, exposed brick walls, cast iron fireplace.

**SECOND FLOOR LANDING** Velux window.

**BATHROOM** White suite comprising panelled bath with low flush WC, pedestal wash hand basin, shower cubicle, exposed brick walls.

**BEDROOM 13' x 11' 5" (3.96m x 3.48m)** Sanded and varnished floorboards, exposed brick walls, cast iron fireplace.

**BEDROOM 12' 1" x 7' 9" (3.68m x 2.36m)** Sanded and varnished floorboards, exposed brick walls, cast iron fireplace.

**OUTSIDE** Enclosed rear yard.