

simon**BRIEN**
RESIDENTIAL

79 Melrose Street,
Belfast, BT9 7DP



Asking Price £99,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Red Brick Mid Terrace
- In Need Of Modernisation
- Two Bedrooms
- Open Plan Living/Dining
- Kitchen And Bathroom
- Double Glazing

SUMMARY

Exceptionally well located off the main Lisburn Road the property is well placed close to all local amenities within the area and transport routes to Belfast city centre with Queens University and Belfast City Hospital a short stroll away. The property itself requires modernisation throughout and comprises two bedrooms, open plan living/dining together with kitchen and bathroom.

Likely to be of interest to the investor, builder or professional in today's market. Viewing is by appointment through our Lisburn Road office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

LIVING/DINING:
24' 3" x 9' 5" (7.39m x 2.87m)

KITCHEN:
10' 6" x 6' 9" (3.2m x 2.06m)

High and low level units. Single drainer sink unit. Recess for cooker and fridge. Plumbed for washing machine. Access to rear yard.

FIRST FLOOR

BEDROOM (1):
13' 3" x 10' 6" (4.04m x 3.2m)

BEDROOM (2):
10' 4" x 6' 6" (3.15m x 1.98m)

BATHROOM:

White suite. Panelled bath. Low flush WC. Pedestal wash hand basin.

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

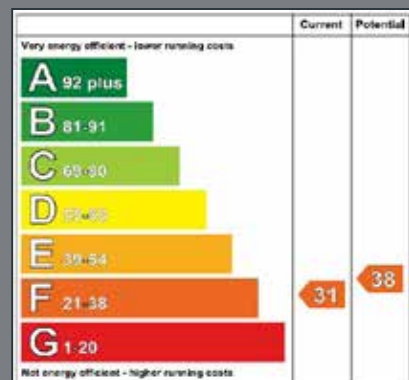


Lettings Department

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: ML/H/18/FB



EPC REF: 0466-2967-0457-9108-5825

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
60 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.