

Alan Newell

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No 2 LISBURN AVENUE,
LISBURN ROAD BELFAST BT9 7FX



This conveniently located end terrace property has been substantively improved to HMO Compatibility and as such it has produced a viable rent return in recent years. Capable of offering FIVE bedrooms including one on the ground floor, all of which have wash hand basin facilities, the property also benefits from having a separate living room, excellent kitchen and two first floor shower rooms. Extensively modernised and in excellent condition ready for occupation the accommodation is sizeable, bright, and superbly appointed throughout benefiting from a very recent fire safety risk assessment and fire detection and alarm safety inspections. Oil fired heating is installed and the majority of windows are Upvc double glazed units with a wooden Velux roof window fitted to rear. All individual rooms benefit from self closing fire doors, fire detection alarms, wood laminate flooring and smooth plastered and emulsioned walls and ceilings. An excellent investment opportunity with potential rental income of £800-£900 per calendar month. Early viewing advised. The property is only a short stroll from all amenities on the Lisburn Road including a vast array of restaurants, cafes and social venues. EPC (E43/E47)

Asking Price
Offers Around £125,000-00

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Enclosed front garden

Entrance Hall: Solid external wooden door with secure locking mechanism, wood laminate flooring and self closing internal room doors. Two zone mains electric operated fire panel



with various Break Glass points and fire alarm bells, emergency lighting to various points. Smoke detection to various points, wall mounted fire extinguishers.

Ground Floor
Front Room: 13/9 x 12/0 into front bay with three windows, wood laminate flooring, wall hung wash basin with hot and cold supply, space for double bed.

Ground Floor Rear Living Room: 13/0 x 10/0 with window at rear. Wood laminate flooring



Ground Floor Kitchen at rear:
16/4 x 6/9 with part tiled walls and tiled flooring.
Excellent range of high and low level wooden door Shaker style units with contrasting work tops and inset stainless steel single drainer, electric cooker socket outlet, plumbing for washing machine and space for medium size upright fridge/freezer. Carbon monoxide detection sensor, fire blanket and fire extinguisher. Access to enclosed yard at rear with oil tank and wheelie bin storage.



First Floor Return Landing:

Shower Room 1: 6/3 x 5/3 with tiled flooring and external window, white suite comprising pedestal wash hand basin with chrome taps and low flush W.C. Walk in shower cubicle with easy wipe pvc walls and Redring Expressions 500S electric shower control, wall mounted fan



Shower Room 2: 8/6 x 3/6 (maximum) with tiled floor and external window. White suite comprising low flush W.C. and wall hung wash basin with chrome taps, walk in shower cubicle with easy wipe pvc walls and Redring Expressions 500S electric shower control, wall mounted fan

First Floor



Bedroom: 1. 15/9 x 11/0 with two front and one side gable window, wood laminate flooring Wall hung wash hand basin with hot and cold supply

Bedroom: 2. 10/9 x 9/6 with window to rear, wall hung basin with hot and cold supply. Wood laminate flooring



Second Floor Landing: with window

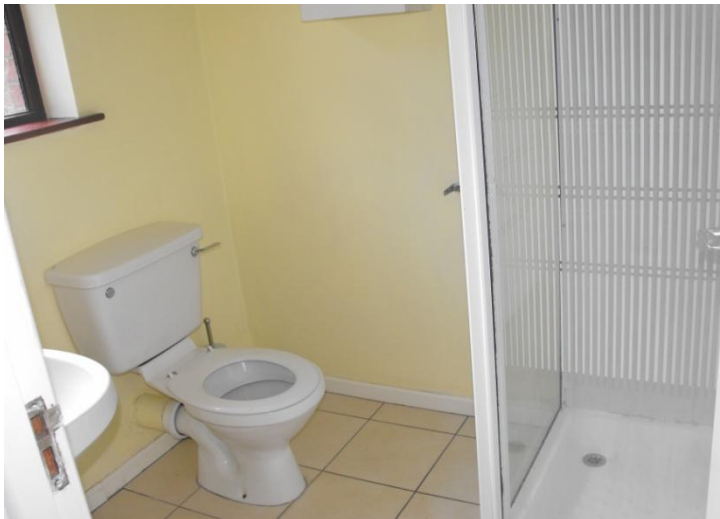
Second Floor

Bedroom: 3. 15/6 x 8/0 (maximum) with gable wall window, wood laminate flooring and wall hung wash basin with hot and cold supply

Bedroom: 4. 10/0 x 6/6 (maximum) with Velux roof window, wood laminate flooring and wall hung basin with hot and cold supply.



Central heating: Oil fired heating installed from a Grant Oil fired Euroflame boiler with panelled radiators mostly throughout



Outside: Enclosed yard at rear with access for wheelie bins and oil delivery.

Tenure: Leasehold subject to an Annual Ground Rent.

Rates: Capital Value confirmed as £145,000-00 making the domestic rates payable as £1,034-72 for the year commencing 01 April 2015

Energy Efficiency Rating

