



## 27 Hugh Street, Lisburn Road, Belfast, BT9 7HH

**Guide Price £170,000**

This newly refurbished terraced property represents an excellent opportunity for first time buyers or investors to purchase a quality home in a prime location. The accommodation comprises living room with feature fireplace, newly fitted kitchen, luxury shower room & two good sized bedrooms. Gas fired central heating & PVC double glazing are both in place. Located just off the popular Lisburn Road, this home is close to a vast array of boutiques, cafés and restaurants along with Queens University & Belfast City Centre. Viewing is highly recommended.

- Recently Refurbished Terraced Home
- Comfortable Living Room With Feature Fireplace
- Ready To Move Into
- Gas Fired Central Heating / Double Glazing Throughout
- Two Good Sized Bedrooms
- Newly Fitted Kitchen & Shower Room
- Within Easy Reach Of The Shops, Cafes & Restaurants Of The Lisburn Road
- An Ideal First Time Buy

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| Northern Ireland                            |   | 70      | 71        |

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door.

**LIVING ROOM 11'9" x 10'2" (3.6 x 3.1)**



Laminate wood flooring, feature fireplace, shelving.



**KITCHEN 11'9" x 6'10" (3.6 x 2.1)**



Newly installed kitchen with range of high and low level units, single drainer stainless

steel sink unit with mixer tap, integrated oven and 4 ring hob, part tiled walls, tiled flooring.



**HALL**

Plumbed for washing machine, gas fired boiler.

**SHOWER ROOM 6'6" x 4'11" (2.0 x 1.5)**



Luxury newly fitted shower room comprising low flush W.C, wash hand basin with storage below, walk in shower, fully tiled walls, tiled flooring.

## ON THE FIRST FLOOR

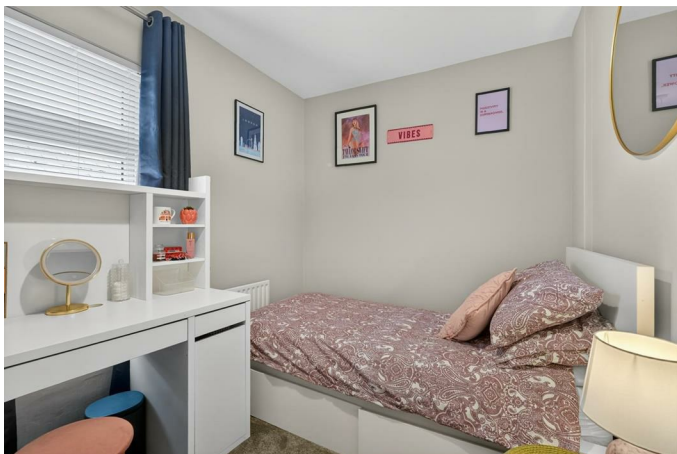
### BEDROOM ONE 11'9" x 10'2" (3.6 x 3.1)



Built in robe. Shelving.



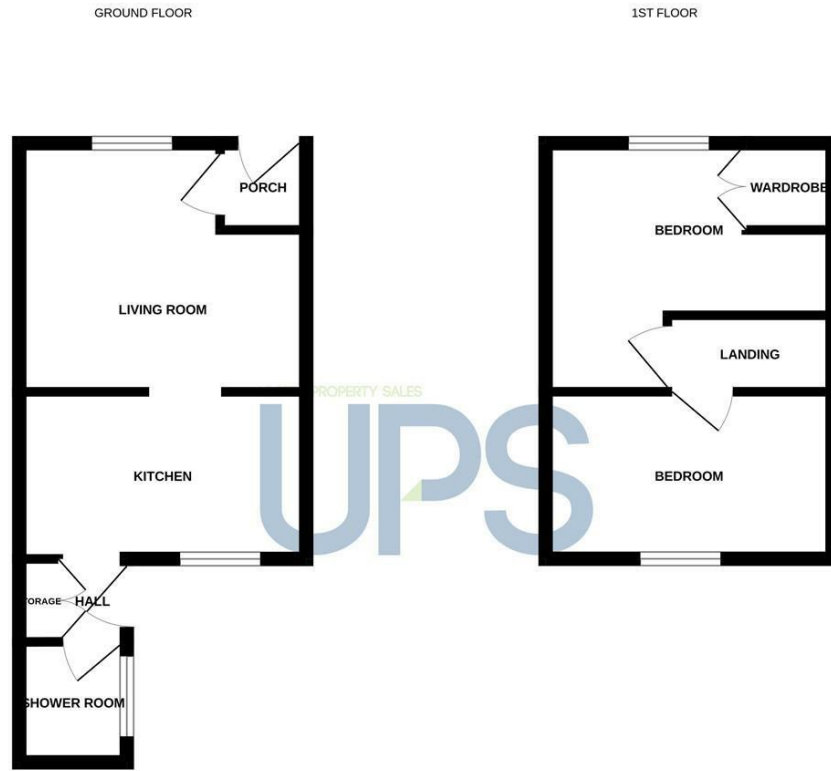
### BEDROOM TWO 11'9" x 6'10" (3.6 x 2.1)



## OUTSIDE

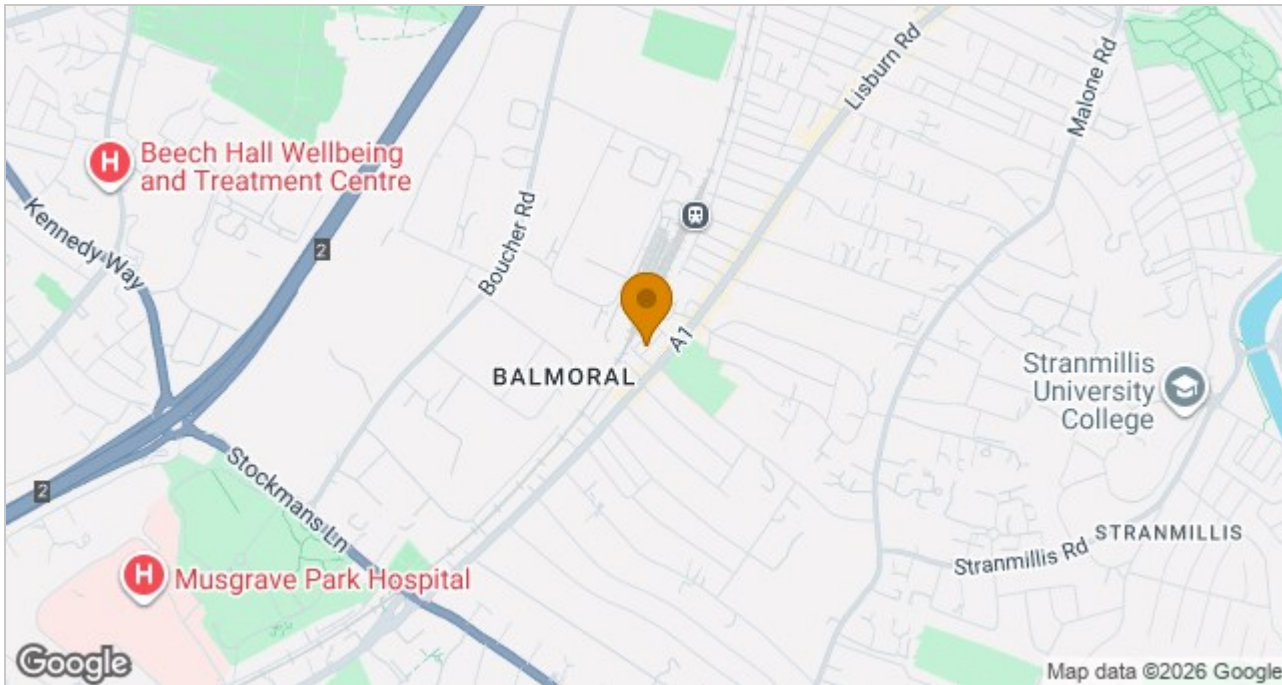
Enclosed rear yard.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex ©2025

# Area Map



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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