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**10 STRANMILLIS STREET  
STRANMILLIS,  
BELFAST,  
BT9 5AY**



- ❑ **A mid terraced Investment Property**
- ❑ **Two seperate reception rooms**
- ❑ **Modern Kitchen**
- ❑ **Four Bedrooms**
- ❑ **Shower Room and Seperate Clockroom**
- ❑ **Gas Central Heating**
- ❑ **Double Glazed Windows**
- ❑ **Popular Location**
- ❑ **Full HMO & CLUD Certified**

**Offers Over: £245,000**

A modern mid terrace currently rented until September 2024 potential rent £1200 per month. Comprising of two reception rooms and four bedrooms. Modern shower and separate bathroom. Kitchen fully equipped leading out to a large rear yard.

Excellent location within walking distance of all amenities in Stranmillis. Close to QUB, Stranmillis College, Lyric Theatre and The Ulster Museum.

This property has an HMO license and CLUD.A popular sought after location excellent investment.

Viewing would be recommended

### Ground Floor

#### ENTRANCE HALL:

Laminate flooring.



#### LIVING ROOM:

**13' 11" x 10' 0" (4.24m x 3.05m)**

Fireplace Surround.

#### DINING ROOM:

**13' 0" x 11' 0" (3.96m x 3.35m)**

Laminate flooring. Double doors leading to living room.



#### KITCHEN:

**14' 10" x 6' 0" (4.52m x 1.83m)**

Range of high and low level units, built in oven and hob. Single drainer stainless steel sink unit, plumbed for washing machine, part tiled walls and tiled floor

## First Floor

### SHOWER ROOM:

Cubical with shower doors, part tiled walls.

### CLOAKROOM:

Separate low flush WC and wash hand basin.



### BEDROOM (1):

14' 0" x 9' 0" (4.27m x 2.74m)

Laminate flooring and wash hand basin.



### BEDROOM (2):

11' 0" x 8' 0" (3.35m x 2.44m)

Laminate flooring and wash hand basin

## Second Floor

### BEDROOM (3):

14' 0" x 9' 0" (4.27m x 2.74m)

Laminate flooring and wash hand basin. Velux window.



### BEDROOM (4):

11' 0" x 8' 0" (3.35m x 2.44m)

Laminate flooring and wash hand basin. Velux window



### OUTSIDE:

Enclosed rear yard.

### LOCATION:

Off Stranmillis Road.

### OTHER INFO:

£1809

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

