

**120 MELROSE STREET,
OFF LISBURN ROAD,
BELFAST,
BT9 7DQ**



- **Beautifully Refurbished Terraced Home**
- **Two Double Bedrooms**
- **Oil Fired Central Heating and Double Glazed Windows**
- **Fully Enclosed Rear Yard**
- **Fantastic City Location For Families, Professionals, Students and Investors**
- **Chain Free**

Offers Over: £199,950

A beautifully presented two bedroom terraced home. Set within the popular and sought-after Lisburn Road area and offered to the sales market, chain free. The house has been meticulously refurbished to benefit a wide range of buyers.

Containing a bright entrance hall with original period features and wood effect laminate flooring, spacious lounge with bay window opening out to a thoughtfully designed, contemporary kitchen with integrated appliances. The ground floor is completed by a family bathroom with three piece suite. Upstairs, two double bedrooms. The house has a secure concreted yard to rear and oil fired central heating.

Melrose Street is moments away from Lisburn Road's shops, cafés and amenities. Public transport links, Belfast City Centres and Queens University are within walking distance.

Early viewing is highly recommended.

Ground Floor

ENTRANCE HALL:

Access via composite front door, wood effect laminate flooring and ceiling corbels.

LOUNGE: 10' 8" x 8' 7" (3.25m x 2.62m)

Bay window and wood effect laminate flooring.

DINING AREA: 11' 10" x 9' 4" (3.61m x 2.84m)

KITCHEN: 11' 10" x 10' 6" (3.61m x 3.2m)

Range of high and low level units, laminate work-surfaces, range of integrated appliances.

BATHROOM:

Three piece suite with wash hand basin, low flush W/C and shower.



First Floor

LANDING:

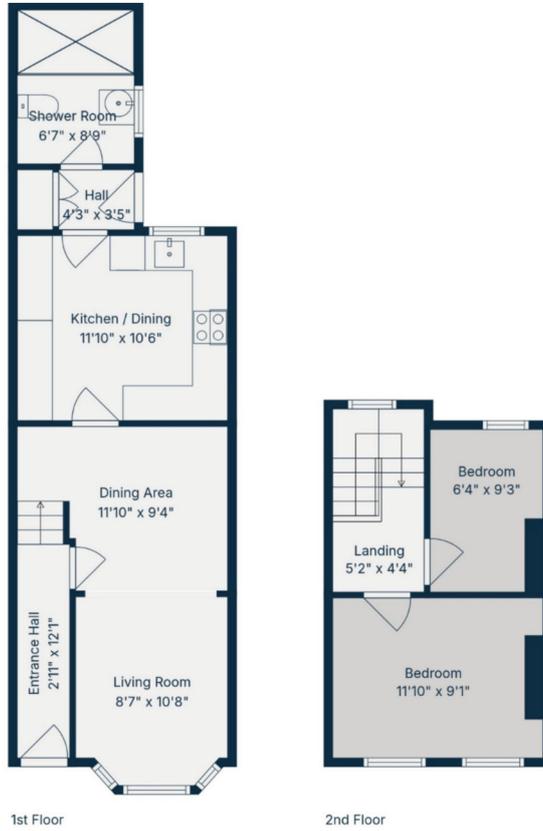
BEDROOM (1): 11' 10" x 9' 1" (3.61m x 2.77m)

Carpeted flooring.

BEDROOM (2): 9' 3" x 6' 4" (2.82m x 1.93m)

Carpeted flooring.





TOTAL: 671 sq. ft
 1st floor: 444 sq. ft, 2nd floor: 227 sq. ft
 EXCLUDED AREAS: WALLS: 59 sq. ft

Outside

Concrete yard to rear.

LOCATION

Turn off Lisburn Road on to Melrose Street and the property is 300m down the road, on your left.

OTHER INFO

Rates: £1,247/per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	63 D
39-54	E		
21-38	F		
1-20	G		

