

029 9066 2366
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**35 LANDSEER STREET,
STRANMILLIS,
BELFAST,
BT9 5AL**



- **Four Bedroom HMO**
- **Two Reception Spaces**
- **Walking Distance of Q.U.B and Stranmillis Village**
- **Gas Heating and Double Glazed Windows**
- **Substantial Accommodation Arranged Over Three Levels**
- **Available With Vacant Possession**

Offers Around: £269,950

An impressive mid-terraced Victorian house situated in Stranmillis Village. The house has HMO licensing for four occupants. Currently let until July 2026.

Containing two reception rooms (front room currently used as bedroom), kitchen space with door to rear yard, on the first floor, two bedrooms, shower room and separate W/C, on the second floor, a further two bedrooms. The house is bright and spacious throughout.

Landseer Street is ideally located within walking distance of Q.U.B, public transport links, the Botanic and Stranmillis Village.

Early viewing is highly recommended.

Ground Floor

ENTRANCE HALL:

Tiled flooring, ceiling corbels.

SITTING ROOM: 12' 0" x 10' 0" (3.66m x 3.05m)

Bay window, laminate flooring. Currently used as bedroom.

LIVING ROOM: 11' 01" x 10' 07" (3.38m x 3.23m)

Laminate flooring, open-plan to kitchen.

KITCHEN:

Range of high and low level units, stainless steel sink and drainer, integrated oven, tiled splashback, tiled flooring.

Access to rear yard.



First Floor

LANDING:

BEDROOM (1): 10' 06" x 8' 11" (3.2m x 2.72m)

Laminate flooring.

BEDROOM (2): 14' 04" x 10' 06" (4.37m x 3.2m)

Laminate flooring.

W/C

Wash hand basin and W/C, linoleum flooring.

SHOWER ROOM:

Shower with sliding door, wash hand basin, linoleum flooring and extractor fan.



Second Floor

BEDROOM (3): 14' 04" x 10' 06" (4.37m x 3.2m)

Laminate flooring.

BEDROOM (4): 10' 07" x 9' 01" (3.23m x 2.77m)

Laminate flooring.

Outside

Secure yard to rear.

LOCATION

Turn off Stranmillis Road and 35 Landseer Street is on your right hand side.

OTHER INFO:

Rates £2111 per annum

