

**2 ST ALBANS GARDENS,
STRANMILLIS,
BELFAST,
BT9 5DR**



- ❑ **Spacious End Terrace Property**
- ❑ **Fully Fitted Galley Style Kitchen**
- ❑ **Four Good Sized Bedrooms**
- ❑ **Two Reception Rooms**
- ❑ **Oil Fired Central Heating**
- ❑ **HMO for Four People**
- ❑ **Ideal Opportunity To Purchase A Property within Walking Distance to Queens University and Stranmillis University**

Offers Around: £300,000

Introducing to the sales market this red brick end terrace property. It has been recently decorated with modern kitchen, bathroom, double glazed windows. With the added benefit of two reception rooms so it potentially could be used as a five bedroom house. Presenting the buyer with an excellent investment opportunity in an area which is extremely popular with both students and professionals.

Within walking distance of Queens University Belfast, Stranmillis Village and Stranmillis College. Viewing is highly recommended.

For a viewing please call GOC Estate Agents on 02890 662366.

Early Viewing is Recommended to Avoid Disappointment

Ground Floor

ENTRANCE HALL:

Hardwood glazed front door to entrance hall.

RECEPTION ROOM 12' 7" x 12' 6" (3.84m x 3.81m)

Into bay.

Laminate flooring. Bay window.

DINING ROOM: 12' 8" x 10' 2" (3.86m x 3.1m)

Laminate flooring. Brick fireplace with tiled hearth.

KITCHEN: 10' 4" x 8' 6" (3.15m x 2.59m)

Range of high and low level units, tiled floor, part tiled walls, stainless steel sink unit, plumbed for washing machine and fridge freezer. Integrated cooker & hob. Breakfast bar area.

WC: 5' 8" x 3' 0" (1.73m x 0.91m)

Low flush WC and sink with pedestal. Tiled floor and extractor.



First Floor

SHOWER ROOM:

Shower cubicle with essentials electric shower, low flush WC, sink with pedestal, medicine cabinet. Linoleum flooring.

BEDROOM (1): 12' 6" x 8' 5" (3.81m x 2.57m)

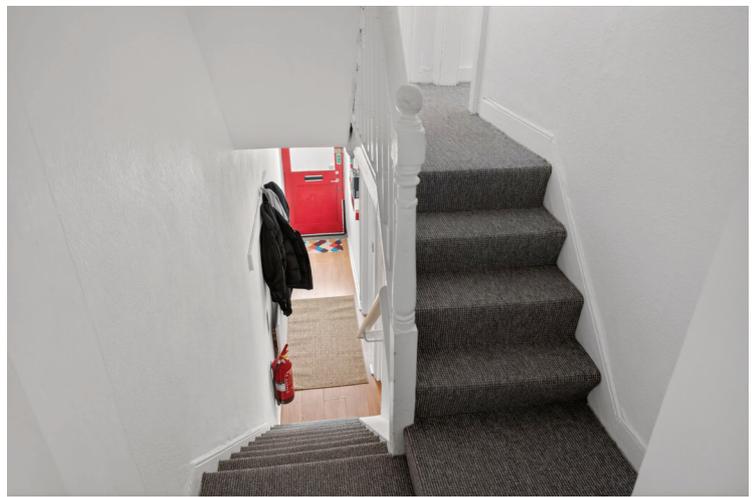
Laminate flooring. Good sized double bedroom.

BEDROOM (2): 16' 2" x 10' 0" (4.93m x 3.05m)

Laminate flooring. Good sized double bedroom.

BATHROOM: 10' 8" x 10' 0" (3.25m x 3.05m)

Bath with wooden panel, low flush WC, sink with pedestal, large shower cubicle with electric shower. Tiled floor, hot-press and tiled walls.



Second Floor

BEDROOM (3): 15' 10" x 9' 11" (4.83m x 3.02m)

Laminate flooring. Good sized double bedroom.

BEDROOM (4): 10' 9" x 10' 2" (3.28m x 3.1m)

Built in storage cupboard. Laminate flooring and good sized double bedroom.

Outside

Small Enclosed Yard

LOCATION

Off Stranmillis Road.



Rates: £2254 /per annum

Viewings by appointment only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		