



NICHOLAS
RESIDENTIAL



40 Dhu Varren Crescent

Belfast BT13 3FL

£750 Per month

Well-presented three-bedroom semi-detached property located close to local shops, schools, and public transport links, with easy access to Belfast City Centre.

The ground floor comprises a generous reception room, a fitted kitchen with appliances and a modern downstairs bathroom suite. Upstairs, there are three well-proportioned bedrooms.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space.

The property has gas central heating, comes unfurnished and is available immediately.

Call 02890 388383 to arrange your personal viewing today!

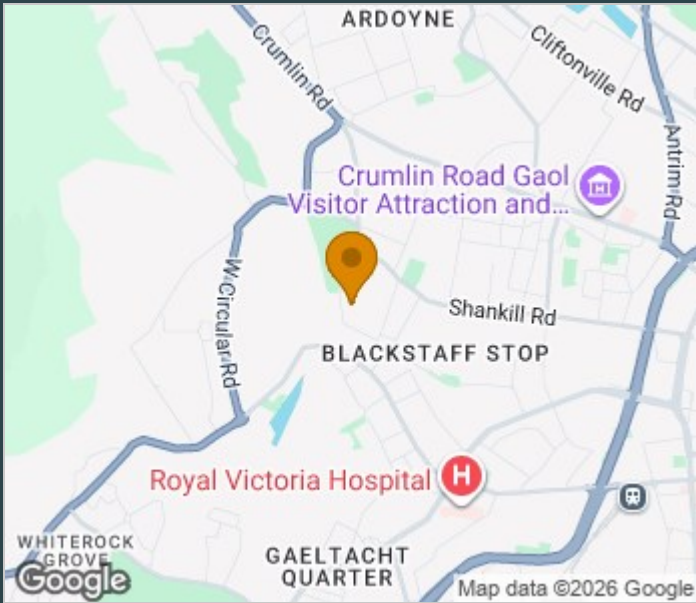
Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Well-presented three-bedroom semi-detached property
- Convenient location close to shops, schools, and transport links
- Easy access to Belfast City Centre
- Spacious reception room
- Fitted kitchen with appliances
- Modern downstairs bathroom suite
- Three well-proportioned bedrooms upstairs
- Enclosed rear garden for private outdoor space
- Gas-fired central heating
- Unfurnished and available immediately



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	EU Directive 2002/91/EC	



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.