



This attractive semi detached home occupies a superb much sought after residential location in the heart of Malone. There are a host of amenities walking distance away on the thriving Lisburn Road along with leading schools, cafes, bars, shops and restaurants.

The property is priced to allow for extensive updating and renovation. The accommodation offers generous accommodation which has been extended downstairs. It comprises; entrance hall, lounge, open plan kitchen with living and dining area and a utility cupboard. There are three well proportioned bedrooms and a bathroom.

The house is ideally complimented by the south facing rear gardens and car parking for 2 cars to the front

Always a sought after location this property offers super potential to renovate to the new purchasers specification.

Early inspection is highly recommended.

Offers Over
£300,000

19 Marlborough Park
North,
BELFAST,
BT9 6HJ

Viewing by
appointment
through agent
028 9066 3030

- Attractive Semi-Detached which Requires Extensive Modernisation and Updating Internally, South Facing Rear Gardens
- Entrance Hall with Cloaks Storage
- Lounge with Bay Window
- Open Plan Kitchen/Living and Dining Area to the Rear with Access to the Garden
- Utility Cupboard
- Three Well Proportioned Bedrooms
- Bathroom
- Gas Heating / Single Glazed Windows
- Car Parking for Two Cars to the Front with Mature Hedging
- Good Sized South Facing Rear Gardens
- Walking Distance of Many Local Amenities; Cranmore Park & all the Shops & Restaurants the Lisburn Road has to Offer

The Property Comprises:

Ground Floor

Hardwood front door and feature glazing to:

ENTRANCE HALL: Wooden floor. Cloaks cupboard.



LOUNGE: 13' 6" x 11' 4" (4.11m x 3.45m) (into bay and at widest points). Wooden floor.



Doors to:

OPEN PLAN KITCHEN/LIVING/DINING: 19' 8" x 18' 3" (5.99m x 5.56m) Range of high and low level units, granite work surfaces and drainer, one and a half bowl stainless steel sink unit, space for cooker, extractor fan over. Wooden floor, glazed door to rear, low voltage spotlights, Velux window.



UTILITY CUPBOARD: Plumbed for washing machine, gas boiler.

First Floor

LANDING: Cupboard.

BEDROOM (1): 11' 5" x 10' 4" (3.48m x 3.15m)

BEDROOM (2): 11' 0" x 9' 2" (3.35m x 2.79m) Painted cast iron fireplace, built-in cupboard.



BEDROOM (3): 8' 4" x 7' 10" (2.54m x 2.39m) Access to roofspace.

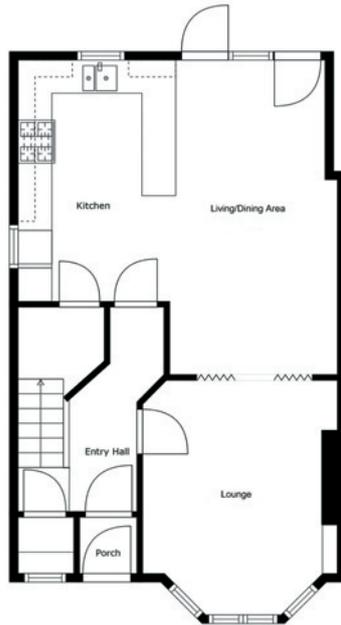
BATHROOM: High flush wc, panelled bath with shower over, part tiled walls, part panelled walls, airing cupboard, access to roofspace.



Outside

Car parking for two cars to front and hedging.

South facing rear gardens with timber deck and paved patio. Boundary hedging.

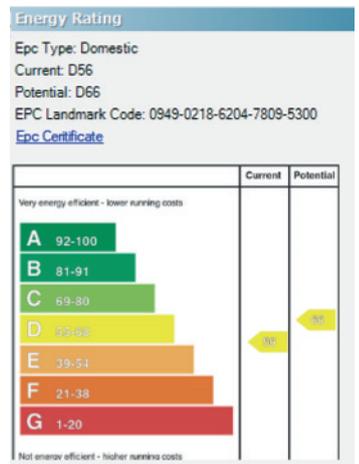


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Coming from the City Centre on the Lisburn Road, turn left at the Chelsea Wine Bar onto Marlborough Park and then left onto Marlborough Park North.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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