

For Sale

Asking Price: £650,000

SimonBrien



92 Marlborough Park Central
Belfast
County Antrim
BT9 6HP

[simonbrien.com](https://www.simonbrien.com)



Marlborough Park which runs between the Malone and Lisburn Roads is an address synonymous with some of South Belfast's most attractive homes in an enviable location a short stroll to the vibrant Lisburn Road and its vast array of local amenities, pubs, cafes and restaurants

The property offers superb accommodation with five generous bedrooms, living/dining room., breakfast room, luxury family bathroom, downstairs shower room and utility room

Externally there are enclosed gardens to the rear which would lend itself perfectly to some form of extension

This fabulous home is sure to appeal to a wide variety of purchasers seeking a spacious and easily managed home in one of Belfast's most sought after locations. Viewing is by private appointment through our Lisburn Road Office on 02890 668888



Accommodation

Ground Floor

Entrance Porch leading to Entrance Hall

Living Room

15'1" x 13'7" (4.6m x 4.14m):

Feature Fireplace, sliding doors to rear

Dining Room

10'4" x 10' (3.15m x 3.05m):

Family Room

13'1" x 10'2" (4m x 3.1m):

Brick fireplace with gas fire

Kitchen

10'2" x 8'10" (3.1m x 2.7m):

Range of units, inset sink, 4 ring hob, electric oven, recess fridge

Utility Room

12'11" x 5'3" (3.94m x 1.6m):

Low level units, inset sink, plumbed washing machine

Shower Room

Fully tiled shower enclosure, WC and wash hand basin





First Floor

Bedroom

17' x 14'10" (5.18m x 4.52m):
Feature fireplace

Bedroom

10'3" x 10' (3.12m x 3.05m):

Bedroom

10'2" x 7'11" (3.1m x 2.41m):
Cast iron fireplace

Bathroom

Luxury suite with roll top bath, mixer taps, telephone hand shower, pwhb, separate WC

Second Floor

Bedroom

18'1" x 14'10" (5.5m x 4.52m):
Feature fireplace

Bedroom

10'3" x 10' (3.12m x 3.05m):



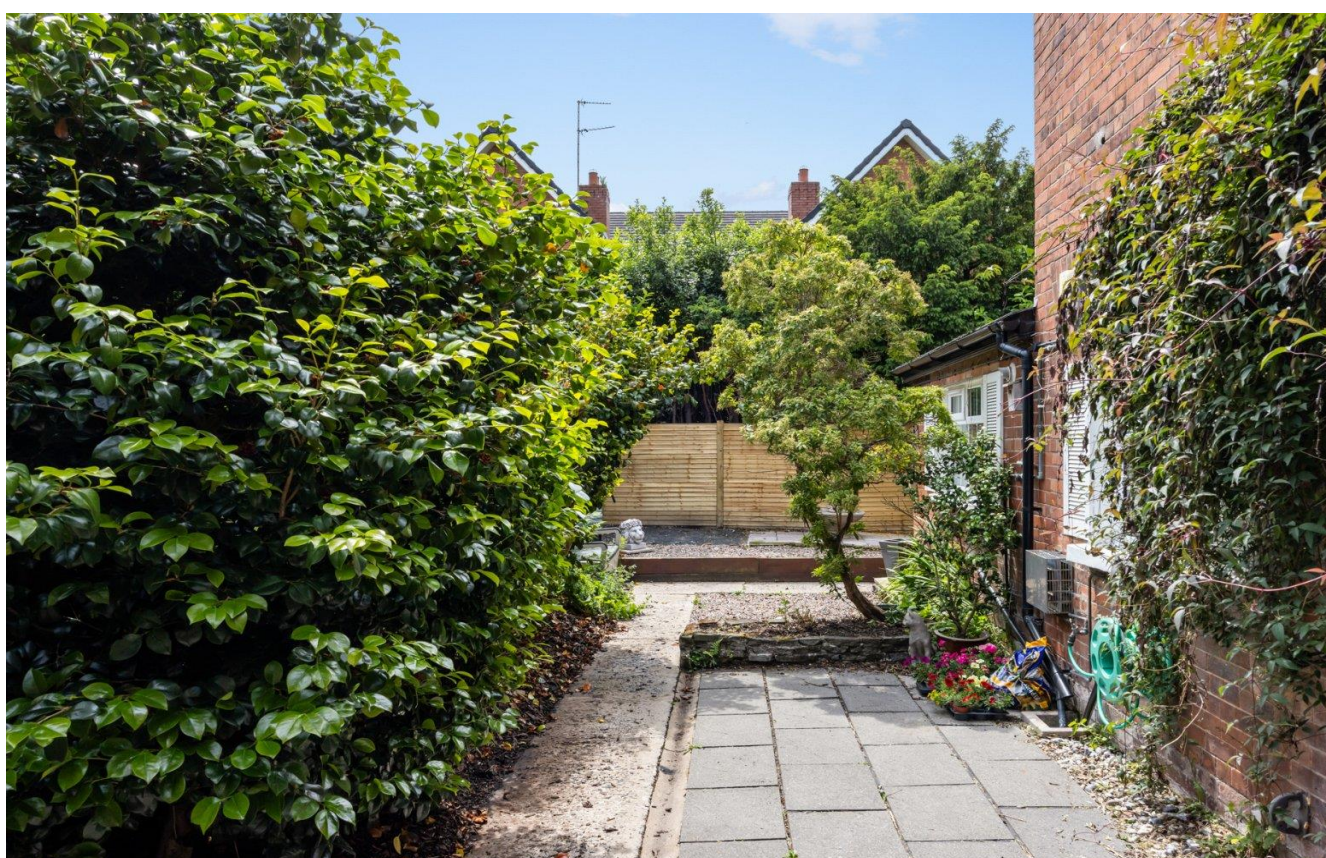


Special Features & Services

- Magnificent Victorian Semi-Detached Family Home
- Beautifully Proportioned Accommodation
- Five Generous Bedrooms
- Living Room Open To Dining Room
- Breakfast/Morning Room
- Fully Fitted Kitchen
- Luxury Family Bathroom In Modern White Suite
- Downstairs Shower Room
- Utility Room
- Gas Heating
- Double Glazing
- Garden To Rear With Patio [Potential for Extension]
- Driveway Parking
- Popular & Sought After Location Close To All Local Amenities On Main Lisburn Road, Schooling & Transport Routes To Belfast City Centre
- Viewing by Private Appointment









VALUER

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