

For Sale

Asking Price: £650,000

SimonBrien



92 Marlborough Park Central
Belfast
County Antrim
BT9 6HP

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):

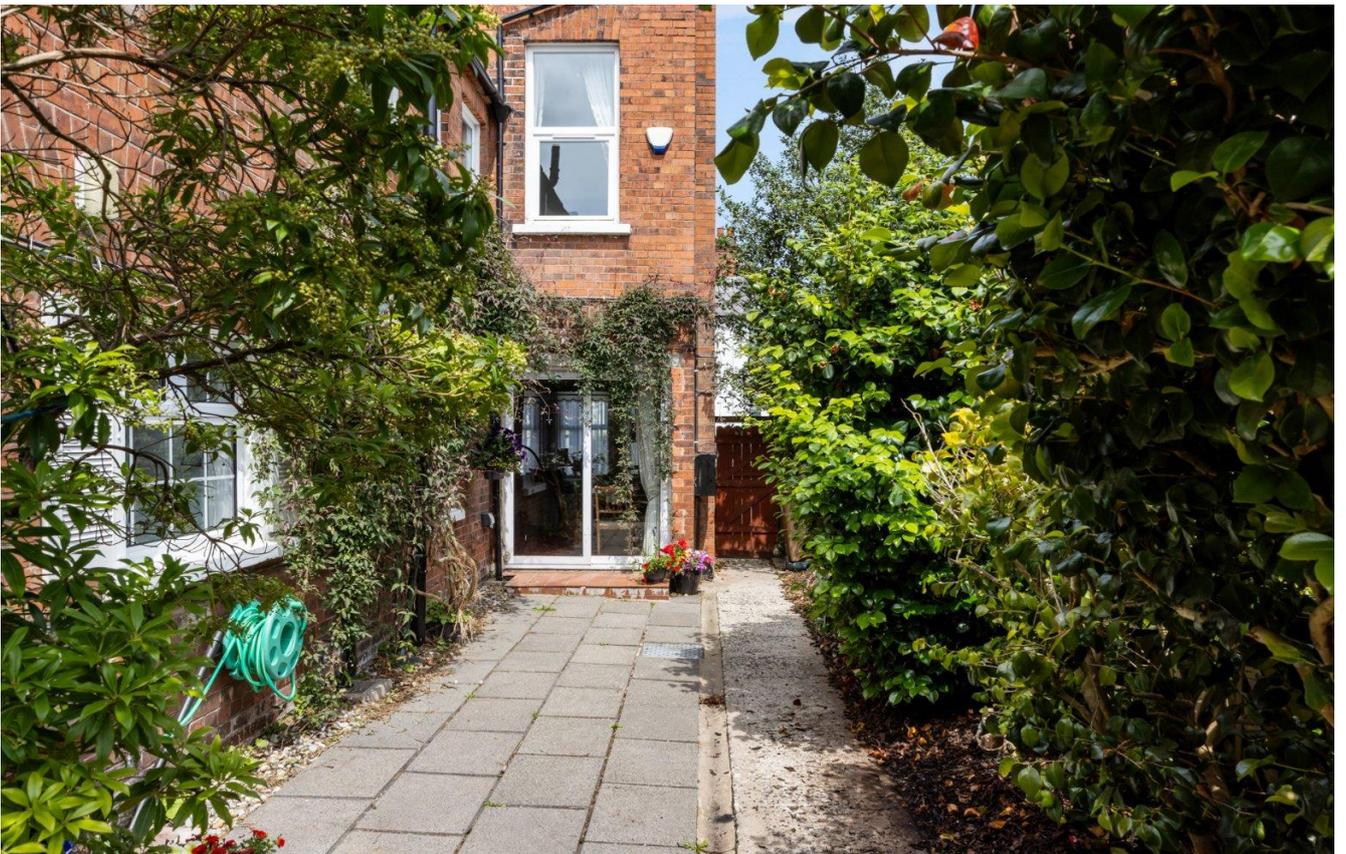




Special Features & Services

- 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

Mark Leinster
 Simon Brien
 525 Lisburn Road, Belfast, County Antrim,
 BT9 7GQ
 T: +44 28 9066 8888
 E: southbelfast@simonbrien.com

MORTGAGE ADVICE

Crawford Mulholland Financial
 348 Lisburn Road
 Belfast
 BT9 6GH
 T: 02890665544
 E: office@crawfordmulholland.com

SimonBrien



Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.