

54 Marlborough Park North,
Belfast, BT9 6HJ



Asking Price £389,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Semi-Detached Family Home
- Well Presented Accommodation Throughout
- Four Bedrooms
- Spacious Open Plan Living / Dining
- Modern Fully Fitted Kitchen
- Contemporary Bathroom In White Suite
- Gas Fired Central Heating
- Wood Effect Double Glazing
- Driveway Parking
- Previous Planning Approval For Rear Extension
- Superb Well Tended Enclosed Rear Garden In Lawns & Patio
- Popular & Sought After Residential Location
- Close To Local Amenities On The Lisburn Road & Belfast City Centre



SUMMARY

The Marlborough Park area runs between the Malone and Lisburn Roads and is exceptionally well positioned in close proximity of excellent schooling, shopping facilities, as well as all the amenities of the Lisburn Road, with Belfast City Centre a short drive away.

This particular semi-detached home has been well maintained throughout, and provides well-appointed accommodation providing, four bedrooms, spacious open plan living / dining, together with modern fully fitted kitchen and bathroom. Externally, the property benefits from a magnificent enclosed rear garden, and has the additional attraction of previous planning permission for a rear extension.

Likely to be of interest to the young family or professional couple in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Hardwood door leading to:

ENTRANCE PORCH:

Inner door to:

ENTRANCE HALL:

Oak flooring.



LIVING / DINING AREA:

24' 9" x 11' 7" (7.54m x 3.53m)

Attractive feature fireplace. Oak flooring. Double doors to rear patio area.

KITCHEN:

15' 7" x 7' 6" (4.75m x 2.29m)

Excellent range of high and low level units. Single drainer sink unit. Recessed for cooker and fridge/freezer. Plumbed for washing machine. Ceramic tiled floor. Door to rear patio area.





FIRST FLOOR

BEDROOM (1):
11' 0" x 10' 8" (3.35m x 3.25m)

Built-in wardrobe. Fireplace.

BEDROOM (2):
10' 8" x 10' 7" (3.25m x 3.23m)

Built-in wardrobe and fireplace.

BEDROOM (3):
8' 9" x 7' 3" (2.67m x 2.21m)

Built-in cupboard.

BATHROOM:

White suite comprising panelled bath with overhead shower and additional shower attachment. Low flush WC. Pedestal wash hand basin. Partially tiled walls.





SECOND FLOOR

BEDROOM (4):
11' 7" x 9' 6" (3.53m x 2.9m)

Access to eaves storage.

WC:

Low flush WC and wash hand basin.

OUTSIDE

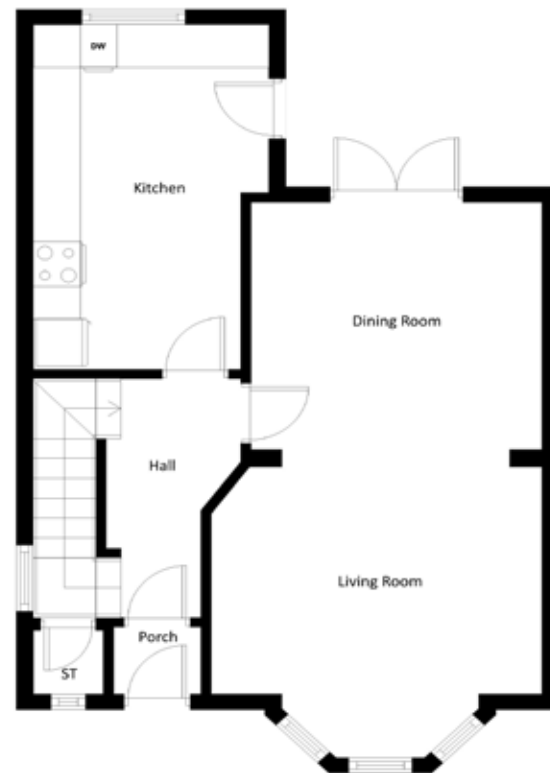
Driveway parking to front. Beautifully tended gardens to rear laid in lawns and patio.





54 Marlborough Park (1st Floor)

Plans for illustrative purposes only



54 Marlborough Park (Ground Floor)

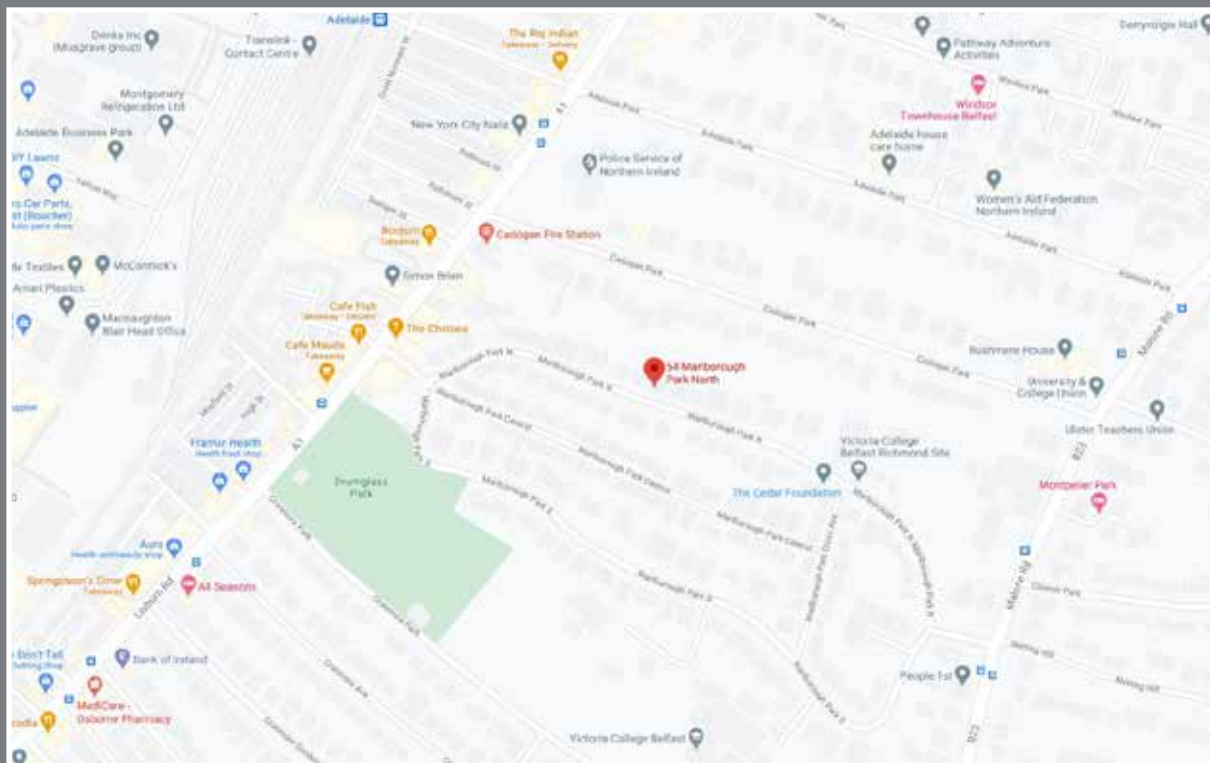
Plans for illustrative purposes only



54 Marlborough Park (2nd Floor)

Plans for illustrative purposes only

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

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REF: ML/J/20/SO



EPC REF: 8090-0217-0122-4006-3003

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