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14 Marlborough Park Cross Avenue
Malone
BT9 6HQ
Offers Over £350,000

14 MARLBOROUGH PARK CROSS AVENUE, BT9 6HQ

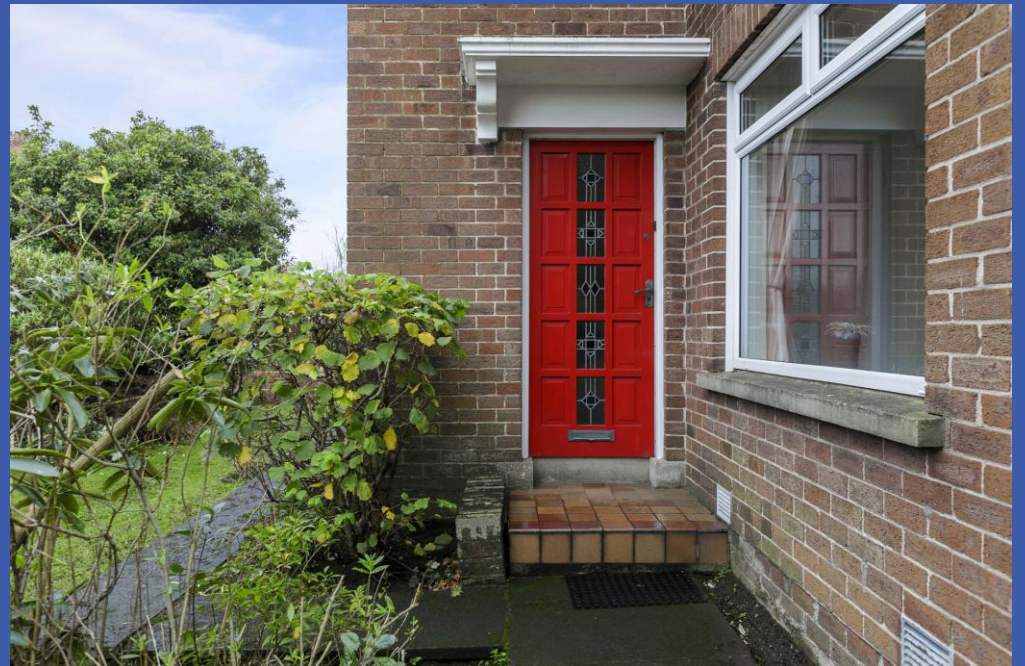
- Attractive Detached Property in a Prestigious Location
- Spacious Lounge with Feature Fireplace & Bay Window
- Separate Dining Room
- Modern Fitted Kitchen
- 3 Well Proportioned Bedrooms
- Family Bathroom and Additional Separate WC
- Gas Central Heating/uPVC Double Glazed Windows/Well Presented Throughout
- Detached Garage and Additional Driveway Parking
- Superb Private & Enclosed Rear Garden in Lawns with Sitting Area
- Convenient Location Within Walking Distance of Leading Schools & Range of Amenities

This attractive detached family home is situated on a prime site in a much sought avenue just off Malone Road and Lisburn Road.

The property provides good sized accommodation which is bright and spacious throughout offering two separate reception rooms and a modern kitchen on the ground floor. On the first floor there are three bedrooms and a family bathroom with additional, separate wc. The internal accommodation is perfectly complemented by the delightful, enclosed and private gardens to the rear.

The area itself is well known as being amongst the most sought after in Belfast with many leading schools, public transport routes and the excellent amenities of the Lisburn Road only a few minutes walk away.

Viewing is highly recommended.







Property Comprise s

Hardwood front door with stained glass windows

ENTRANCE HALL Solid wood flooring, cloakroom area

LOUNGE 13' 5" x 11' 4" (4.09m x 3.45m) Attractive Slate fireplace with Slate hearth and gas coal effect fire, sanded and varnished floorboards, bay window

DINING ROOM 12' 10" x 10' 11" (3.91m x 3.33m) Sanded and varnished floorboards, uPVC double glazed patio doors to rear

KITCHEN 13' 8" x 8' 0" (4.17m x 2.44m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, Indesit 4 ring gas hob and electric oven, extractor fan, part tiled walls, tiled floor, plumbed for washing machine, low voltage spots, uPVC door to rear

STAIRS TO...

1ST FLOOR LANDING Access to roofspace. airing cupboard

BEDROOM 12' 10" x 10' 10" (3.91m x 3.3m) Sanded and varnished floor boards





BEDROOM 9' 5" x 7' 11" (2.87m x 2.41m) Sanded and varnished floor boards

BEDROOM 11' 1" x 10' 10" (3.38m x 3.3m) Bay window, Sanded and varnished floor boards

BATHROOM White suite comprising corner bath, pedestal wash hand basin, low flush wc, fully tiled shower cubicle, part tiled walls, low voltage spots

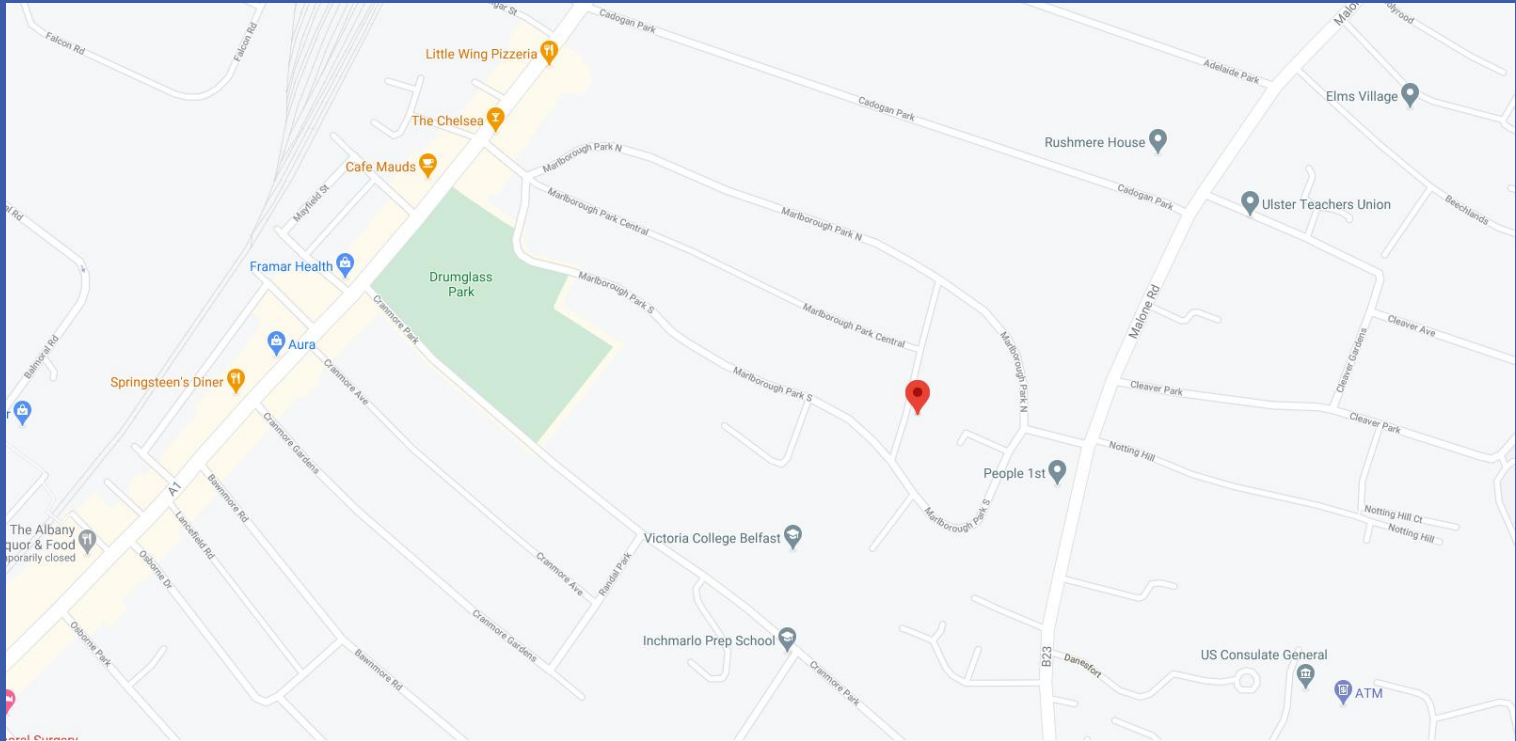
SEPARATE WC Low flush wc, wash hand basin

OUTSIDE Front garden in lawns with boundary planting. Driveway with parking leading to...

GARAGE 17' 4" x 9' 9" (5.28m x 2.97m) Up and over door

Enclosed and private rear garden in lawns with mature planting, sheltered sitting area and feature boundary wall. Outside tap and light





Directions:
Coming out of Belfast on Malone Road, turn right in to Marlborough Park, turn right on to Marlborough Park North and Marlborough Park Cross Avenue is on the left hand side and runs across to Marlborough Park South.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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