



An extended Semi-Detached villa in a prime location just off the main Lisburn Road at Marlborough Park North.

Conveniently placed for those seeking the ever popular range of shops, boutiques, restaurants, coffee shops and bars on the Lisburn Road.

The accommodation comprises, on the ground floor, a living room, sun room, family room and fitted kitchen. Upstairs are two well proportioned bedrooms and a family bathroom. In addition the property benefits from PVC framed double glazed windows, gas fired central heating and private enclosed gardens and patio to front and rear.

We highly recommend an internal inspection.

Offers Over
£285,000

20 Marlborough Park
North,
Lisburn Road,
Belfast,

Viewing by
appointment
through agent
028 9066 3030



- Extended Semi-Detached Villa in Prime Lisburn Road Location
- Living Room, Sun Room and Extended Family Room
- Fitted Kitchen with Range of Built-in Units
- Two Well Proportioned Bedrooms
- Bedroom with Three Piece Suite and Electric Shower
- Double Glazed Windows
- Gas Fired Central Heating
- Garden Area and Patio's to Front and Rear
- Convenient and Sought After Location Close to Facilities on the Main Lisburn Road

The Property Comprises:

Ground Floor

ENTRANCE HALL:



LIVING ROOM: 12' 3" x 10' 5" (3.73m x 3.18m) Fully tiled cast iron fireplace surround and superb decorative tile inlay, open fire, tiled hearth.



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FITTED KITCHEN: 16' 1" x 8' 0" (4.9m x 2.44m) Range of built-in vanity unit, single drainer 1.25 bowl stainless steel sink unit, plumbed for washing machine, high and low level built-in cupboard space, part tiled walls. Sliding patio doors to sun room.



SUN ROOM: 17' 8" x 6' 5" (5.38m x 1.96m) Ceramic tiled floor.



EXTENDED FAMILY ROOM: 15' 8" x 11' 3" (4.78m x 3.43m) 2 sliding patio doors to rear gardens.



First Floor

BEDROOM (1): 13' 7" x 9' 8" (4.14m x 2.95m)



BEDROOM (2): 9' 9" x 8' 9" (2.97m x 2.67m)



BATHROOM: Panelled bath, Redring Expressions electric shower unit, low flush wc, ceramic tiled floor, fully tiled walls.



Outside

Private front garden area with mature boundary hedge and gate to footpath. Enclosed rear garden with mature hedging boundary, patio area and flowerbeds.



Location:

Lisburn Road heading out of town turn left after Cadogan Park then immediately left again into 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
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