



58 Marlborough Park North, Belfast, BT9 6HJ

Price Guide £450,000

Situated in one of Belfast's most desirable and sought after residential locations, this attractive semi detached home will appeal to a wide range of buyers. It is only a short stroll to the bustling Lisburn road with its array of designer boutiques, restaurants / bars and café culture. Cranmore Park is located within a 2 minute walk and a number of leading schools are also in close proximity. Extended and well presented by its current owner, the accommodation is spacious throughout and comprises on the ground floor front reception with feature bay window and fire, kitchen which opens to living / dining space with sliding doors opening to a large decked patio and leading to private garden. On the first floor there are three generous bedrooms and contemporary bathroom suite with both bath & walk in shower.

- Beautifully Presented Extended Semi - Detached Home
- Kitchen Open Plan To Spacious Living / Dining
- Three Good Sized Bedrooms
- Gas Fired Central Heating & PVC Double Glazing
- Close To Many Amenities & Leading Schools
- Front Lounge With Bay Window & Fireplace
- Utility Room & Cloakroom
- Contemporary Bathroom Suite With Walk In Shower & Bath
- Enclosed Rear Garden In Lawn & Large Decked Patio Ideal For Entertaining

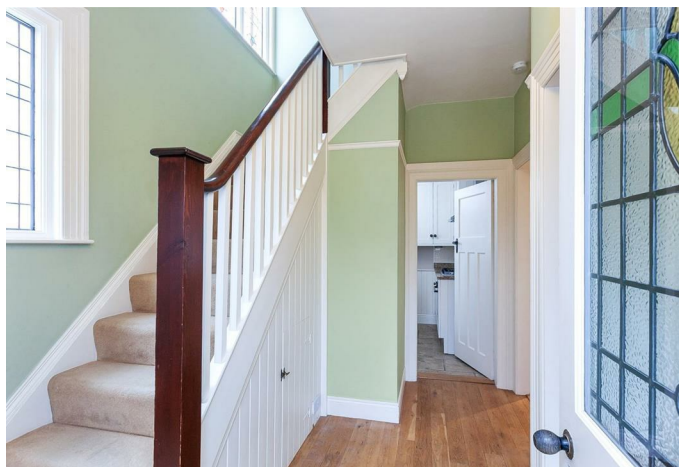
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(35-44) A		
(45-49) B		
(50-54) C		
(55-59) D		
(60-64) E		
(65-69) F		
(70-74) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door. Tiled porch.

RECEPTION HALL



Solid wood floor, storage under stairs.

LOUNGE 13'5" x 13'1" (4.1 x 4.0)



Feature gas fire with mahogany surround, wood floor, shelving.



KITCHEN 11'5" x 10'9" (3.5 x 3.3)



Range of high and low level units, granite work surfaces, glass fronted cabinets, Belfast sink, recessed spotlighting, ceramic tiled floor.



LIVING / DINING 18'8" x 11'9" (5.7 x 3.6)



Sliding patio doors, solid wood floor, recessed spotlighting.



UTILITY 7'6" x 7'2" (2.3 x 2.2)

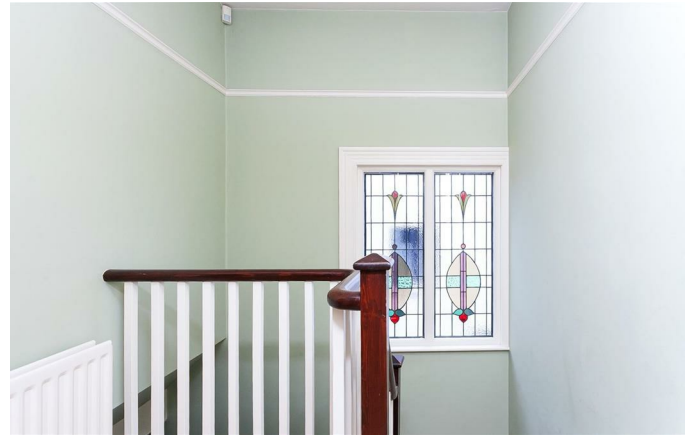


Range of high and low level units, granite work surfaces, integrated oven with 4 ring gas hob, stainless steel extractor fan, plumbed for washing machine & tumble dryer, stainless steel sink unit, part tiled walls, tiled floor.

W.C

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR



Stain glass window.

BEDROOM ONE 10'9" x 10'9" (3.3 x 3.3)



Built in robe and cupboards.

BEDROOM TWO 12'5" x 10'9" (3.8 x 3.3)



Feature fireplace.

BEDROOM THREE 8'2" x 6'10" (2.5 x 2.1)



Built in robe.

BATHROOM



Contemporary suite comprising bath, walk in shower, low flush W.C, wash hand basin with storage below, wall mounted chrome radiator.

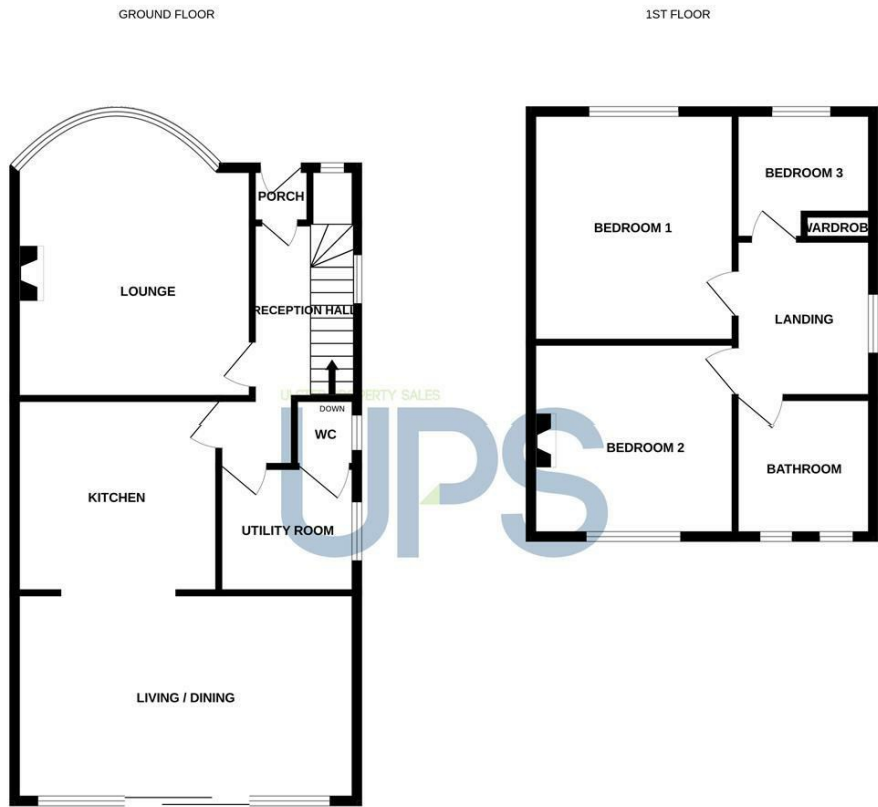
OUTSIDE



Enclosed rear garden in lawn surrounded by mature shrubs & trees, spacious decked patio. Front garden in lawn.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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