



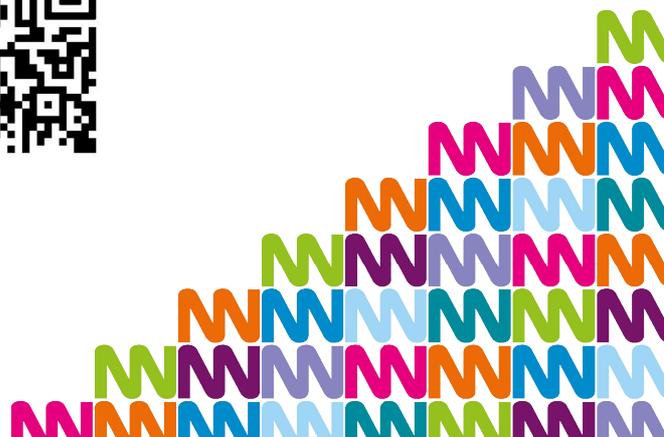
57 Upper Malvern Road
 Belfast
 BT8 6XN

Offers Over
£180,000

- Semi-Detached Home
- Three Bedrooms
- Prime Location
- Beautifully Maintained Gardens
- Detached Garage
- Off Road Parking
- Gas Fired Central Heating
- Double Glazed Windows
- High Level of Energy Efficiency
- Chain Free



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





We are delighted to welcome this beautiful three-bedroom home to the sales market located in a hugely popular suburb of Belfast. Ideally situated on a corner site, the home is sure to be popular with a wide range of purchasers and particularly those commuting to the city centre. We would be delighted to offer you a private viewing of this property and this can be arranged by contacting Carrie in our Ballynahinch branch.

Accommodation

This property comprises on the ground floor of an entrance hall with under stair storage. In this space is also a recently installed Gas Boiler. The hall leads into a spacious living room that flows to the dining room with patio doors to the beautifully maintained rear garden. The kitchen benefits from a range of high & low level units with recess for under counter appliances and a free standing cooker which is included in the sale. The first floor of this property offers three well-proportioned bedrooms with the primary bedroom benefitting from built in wardrobes. There is also family bathroom and linen closet. Access to the roof space is from the hall and is easily accessed from a pull-down ladder.

Location

Located in a well-established residential area, just off Cairnshill, this property is ideally positioned for those commuting to Belfast city centre. It is also positioned

close to a wide range of local amenities including Forestside Shopping Centre, schools for all age groups and much more. It bodes particularly well for those who make use of public transport with several stops nearby.

Contact

To schedule a private viewing appointment please contact Carrie on 02897564400 or alternatively email sales@quinnestateagents.com

Mortgage Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310.



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

49-51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

sales@quinnestateagents.com



57 Upper Malvern Road, Belfast

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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