

22 Upper Malone Road, Belfast, BT9 5NA

Price: £325,000





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Detached Family Living In Fantastic South Belfast Setting

Price: £325,000

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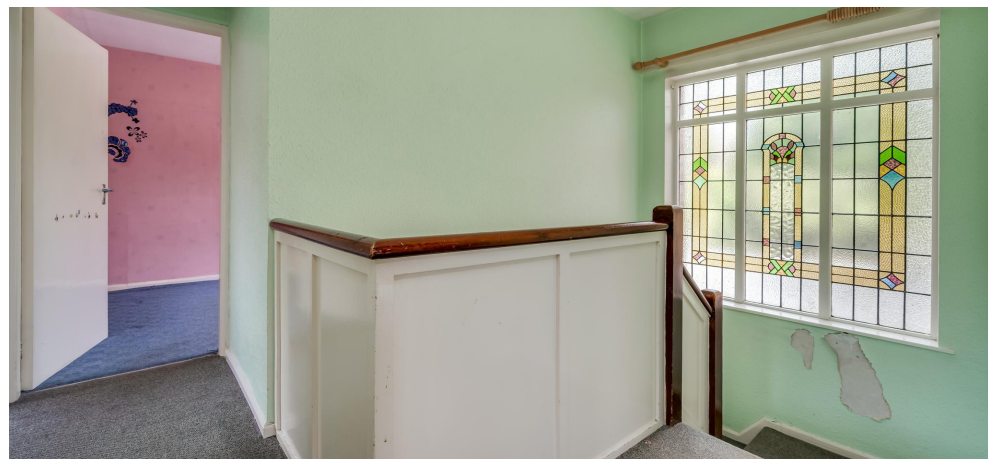
This attractive detached family home is ideally located off the Upper Malone Road, close to the local amenities and very convenient to both Malone and Lisburn Road, with access for the city commuter to main arterial routes. The property also lies within the catchment area to a range of leading primary and secondary schools.

Internally, the property has a welcoming hall area, either side are flanked by two spacious reception rooms leading onto kitchen and sunroom that would be ideal to be renovated into an open plan area perfect for entertaining.

Upstairs, there are five good-sized bedrooms or four with home office upstairs bathroom. The house is in good condition but requires some renovation and there is also room for a new owner to adapt the layout should they so wish.

Externally, there are fantastic front and rear gardens, garage and tarmac driveway.

In such a desirable location, detached and in a good condition but also with the opportunity to improve the property, we expect this house to be popular and so we advise early viewing.



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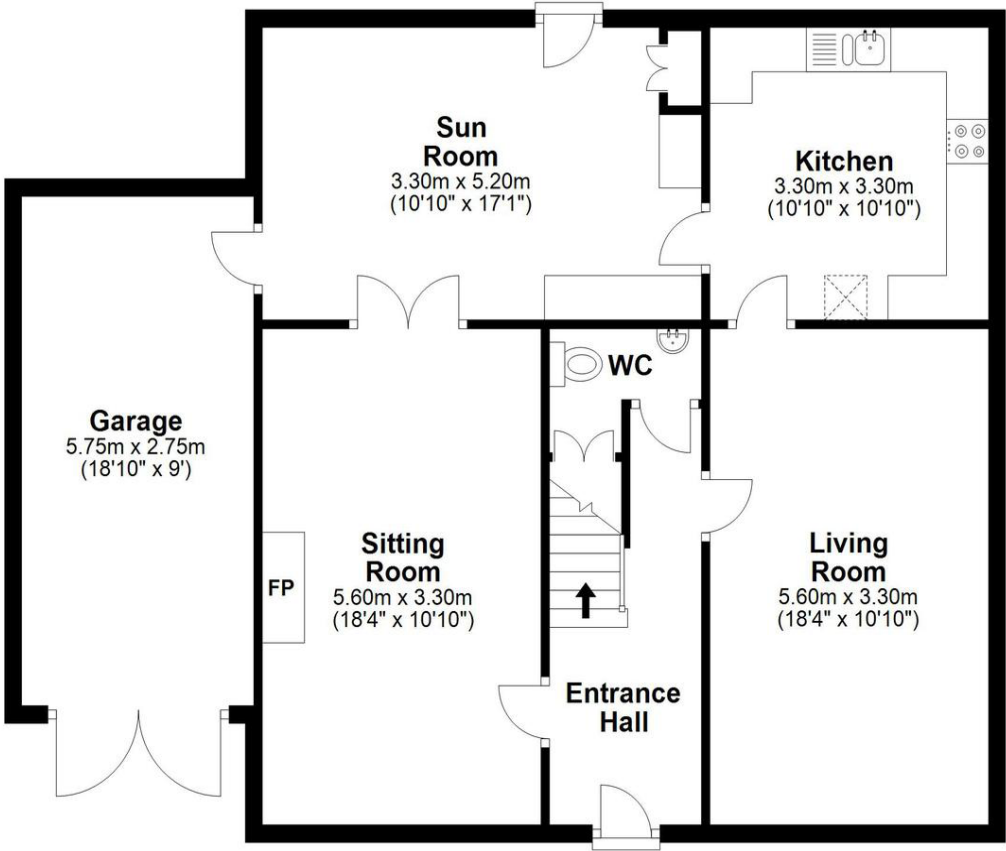
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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
EPC Coming Soon		
	74	77

Ground Floor

Approx. 98.3 sq. metres (1057.7 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.6 sq. feet)

