



## 70 Marlborough Park Central, Belfast, BT9 6HN

**Price Guide £425,000**

This beautiful semi - detached home is situated in one of Malone's most popular locations. Close to the many social, cultural & educational amenities offered by the surrounding area, this property has been cleverly extended and provides spacious accommodation, ideal for the growing family. On the ground floor there is a bright lounge and large open plan kitchen / living / dining room along with utility and excellent storage. The first floor comprises two double bedrooms and spacious shower room while the second floor has a third bedroom with en-suite shower room. Externally there is a south facing patio garden to rear and driveway to front providing off street parking for two cars. Further benefits include gas fired central heating, PVC double glazing and solar panels.

- Extended Semi - Detached Home
- Three Bedrooms (Third Bedroom With En-suite Shower Room)
- Gas Fired Central Heating / PVC Double Glazing
- South Facing Rear Garden
- Within Walking Distance To The Shops, Restaurants & Cafes Of The Lisburn Road
- Open Plan Kitchen / Living / Dining Room Ideal For Entertaining
- Utility Room
- Solar Panels
- Driveway To Front With Off Street Parking For Two Cars
- Leading Pre & Post Primary Schools Close By Along With Excellent Transport Links

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

PVC front door.

**RECEPTION HALL**



Solid wood floor. Storage under stairs. Cloakroom.

**LOUNGE 12'5" x 12'5" (3.8 x 3.8)**



Bay window, solid wood floor.

**OPEN PLAN KITCHEN / LIVING / DINING  
23'7" x 18'4" at widest points (7.2 x 5.6 at  
widest points)**



Excellent range of high and low level units, integrated double oven, 4 ring gas hob, stainless steel extractor fan, integrated dishwasher, double doors to south facing rear garden, recessed spotlighting, tiled flooring.



### UTILITY 7'6" x 5'2" (2.3 x 1.6)



Range of high and low level units, plumbed for washing machine and tumble dryer, single drainer stainless steel sink unit with mixer tap.

### ON THE FIRST FLOOR

### BEDROOM ONE 10'9" x 10'5" (3.3 x 3.2)



### BEDROOM TWO 11'5" x 10'5" (3.5 x 3.2)



Sliding mirrored wardrobes.

### SHOWER ROOM



Contemporary white suite comprising double shower enclosure, low flush W.C, pedestal wash hand basin, fully tiled walls, tiled flooring, recessed spotlighting.

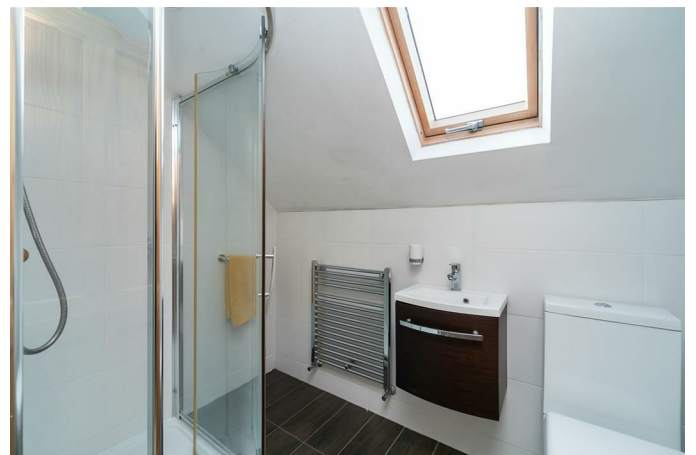
### ON THE SECOND FLOOR

### BEDROOM THREE 18'8" x 9'10" (5.7 x 3.0)



Excellent storage into eaves, laminate wood floor.

### ENSUITE



Contemporary white suite comprising enclosed shower, wash hand basin, low flush W.C, fully tiled walls, tiled flooring.

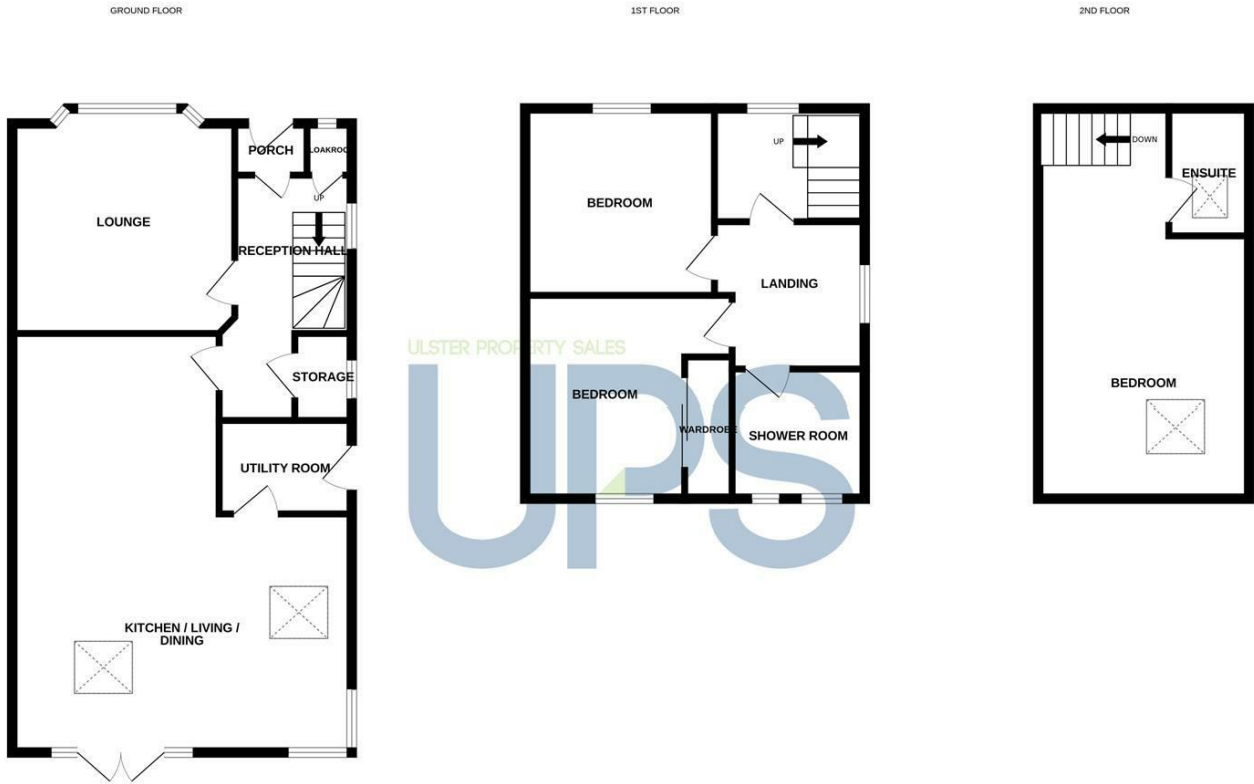
## OUTSIDE



South facing patio garden, driveway to front with parking for two cars.

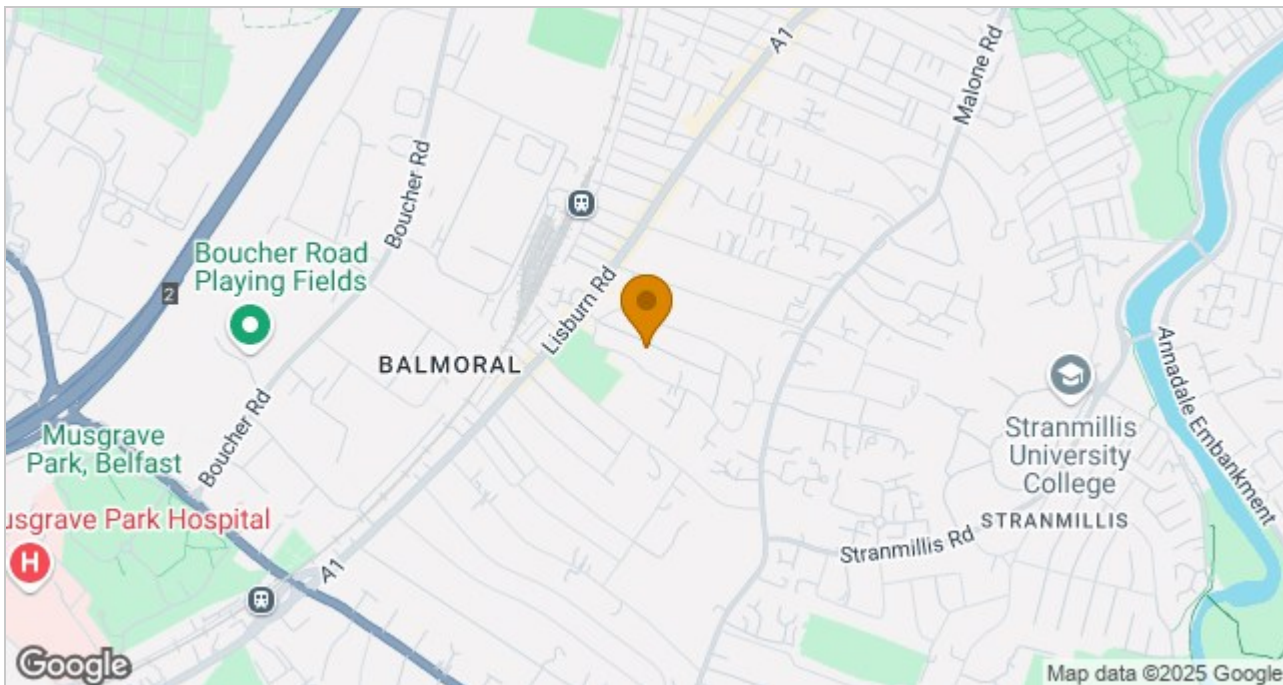


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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