



This attractive, detached family home occupies a good sized site in one of Malone's most sought after tree lined locations. There are a host of amenities only minutes away including those on the Lisburn Road and leading primary and grammar schools.

The property offers generous and adaptable accommodation internally with many original features ideally complimented by the excellent gardens. Priced to allow for modernisation throughout, it will give prospective purchasers the opportunity to create their ideal family home catering for all those modern day living requirements and offers room to extend.

Recent sales in this particular area have proven extremely successful and with all and more this particular home has to offer it will have wide ranging appeal thus early inspection is essential.

Offers Over  
£525,000

13 Harberton Drive,  
Belfast,  
BT9 6PE

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Detached Family Home in Much Sought After Tree Lined Malone Location, In need of Modernisation and Updating
- Spacious Entrance Hall with Panelled Walls
- Lounge and Separate Living Room
- Breakfast Room and Fitted Kitchen
- Cloakroom/wc
- Four Well Proportioned Bedrooms
- Main Bathroom and Separate wc
- Oil Fired Central Heating
- Priced to Allow for Modernisation & Opportunity to Create Ideal Family Home
- Driveway Parking to the front and Garage
- Delightful South West Facing Rear Gardens in Lawns with Trees, Bushes and Shrubs
- Extremely Convenient with Lisburn Road & Leading Primary & Grammar Schools Only Minutes Away

The Property Comprises:

Ground Floor

Hardwood front door and glazing to:

ENTRANCE PORCH: Original floor, hardwood door and glazing to:

ENTRANCE HALL: Panelled walls, under stairs storage. Feature window.



LOUNGE: 19' 6" x 13' 9" (5.94m x 4.19m) (into bay window). Fireplace (blocked up). Picture rail.



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LIVING ROOM: 15' 11" x 13' 10" (4.85m x 4.22m) Cornice ceiling, picture rail, bay window.



BREAKFAST ROOM: 12' 3" x 8' 11" (3.73m x 2.72m)



KITCHEN: 13' 0" x 10' 5" (3.96m x 3.18m) Range of units, work surfaces, stainless steel sinks and drainer, plumbed for washing machine, original floor.



REAR HALLWAY: Original floor, uPVC door to rear. Storage cupboard.

CLOAKROOM: High flush wc, original floor.

First Floor

LANDING: Access to roofspace. Airing cupboard.



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BEDROOM (1): 14' 0" x 13' 10" (4.27m x 4.22m) Picture rail, storage cupboard.

BEDROOM (2): 14' 3" x 11' 7" (4.34m x 3.53m)

BEDROOM (3): 14' 2" x 11' 10" (4.32m x 3.61m)

BEDROOM (4): 10' 6" x 10' 1" (3.2m x 3.07m) Picture rail.



BATHROOM: Wash hand basin, panelled bath, part tiled walls.

SEPARATE WC: High flush wc.

Outside

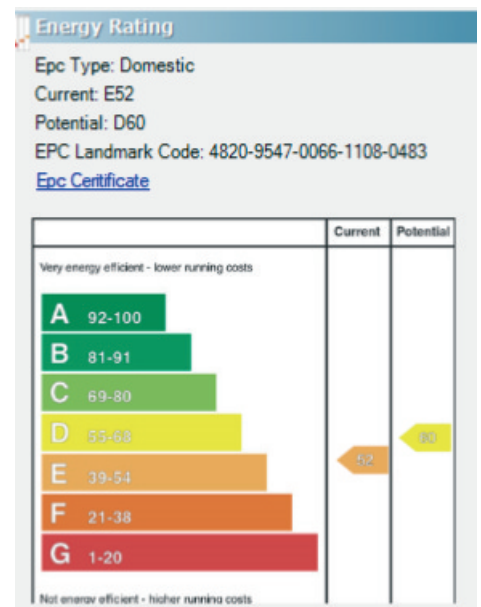
South west facing, good-sized rear gardens in lawns with mature trees.

GARAGE: Up and over door.



Location:

From Malone Road heading down Balmoral Avenue,  
Harberton Drive is on the left.





Sizes And Dimensions Are Approximate. Actual May Vary.



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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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