



59 Marlborough Park South, Belfast, BT9 6HS

Price Guide £485,000

Constructed circa 1900's, this Victorian three storey red brick semi-detached residence offers character & charm throughout. The spacious and well proportioned accommodation comprises reception hall, drawing room, lounge, dining room & kitchen, five excellent bedrooms along with two bathroom suites. Externally the property benefits from a south facing rear garden, driveway to front, basement and attached garage. This is a prime opportunity for an individual to put their own stamp and enhance a property to a desired specification. Marlborough Park South is a secure friendly environment close to all educational, cultural & recreational amenities associated with South Belfast. The property is also within walking distance of the exclusive boutiques, restaurants & coffee shops on the Lisburn Road.

- Beautiful Semi-Detached Residence
- Five Excellent Bedrooms
- Attached Garage & Driveway
- Basement
- Huge Potential For A Forever Family Home
- Many Period Features Throughout
- Drawing Room, Lounge & Dining Room
- South Facing Rear Garden
- Upgrading / Redecoration Required
- Close To A Wide Range Of Amenities, Leading Schools & Excellent Transport Links

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

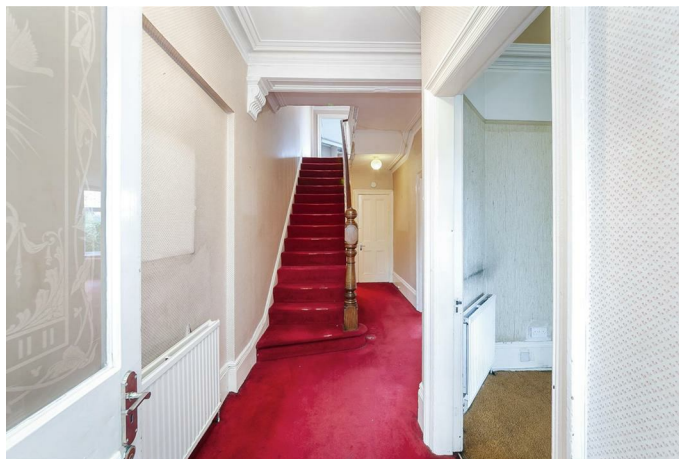
THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood front door to inner reception porch.

RECEPTION HALL



Storage under stairs.

DRAWING ROOM 15'1" x 12'9" (4.6 x 3.9)



Bay window.

LOUNGE 19'4" x 10'9" (5.9 x 3.3)



Attractive fireplace, bay corner window.

DINING ROOM 12'9" x 11'5" (3.9 x 3.5)



KITCHEN 12'9" x 7'2" (3.9 x 2.2)



High & low level units, single drainer stainless steel sink unit with mixer tap.

ON THE FIRST FLOOR

BEDROOM ONE 17'8" x 15'1" (5.4 x 4.6)



BEDROOM TWO 15'1" x 11'1" (4.6 x 3.4)



BEDROOM FOUR 12'1" x 10'5" (3.7 x 3.2)



BATHROOM 12'1" x 10'5" (3.7 x 3.2)



Low flush W.C, panel bath, wash hand basin with vanity unit below.

W.C

Low flush W.C.

ON THE SECOND FLOOR

BEDROOM THREE 17'8" x 12'9" (5.4 x 3.9)



BEDROOM FIVE 11'9" x 11'1" (3.6 x 3.4)

BATHROOM

Panel bath, wash hand basin.

OUTSIDE



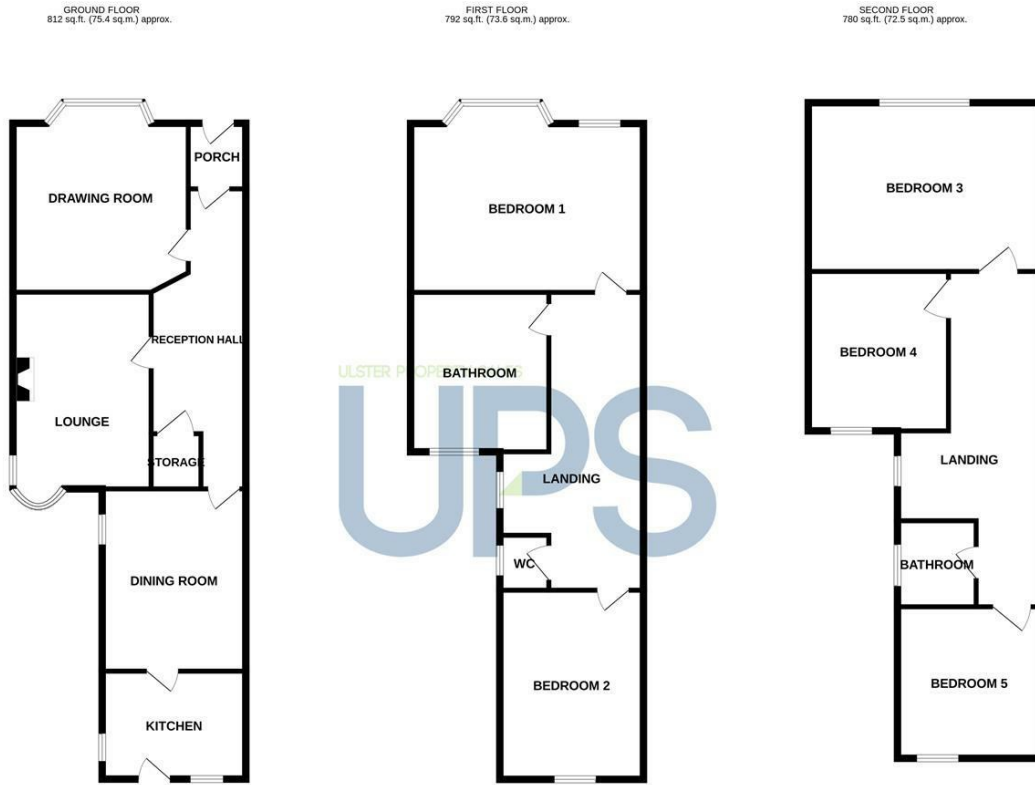
South facing garden to rear surrounded by mature shrubs & plants. Driveway to front providing off street parking.

BASEMENT

Providing additional storage space.

GARAGE 22'11" x 9'6" (7.0 x 2.9)

Floor Plan



TOTAL FLOOR AREA : 2384 sq. ft. (221.5 sq. m.) approx.

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



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