LISBURN ROAD BRANCH

601 Lisburn Road, Belfast, BT9 7GS

028 9066 1929

lisburnroad@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDG

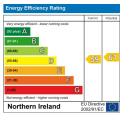




Price Guide £485.000

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



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)



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



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

BATHROOM

Panel bath, wash hand basin.

OUTSIDE

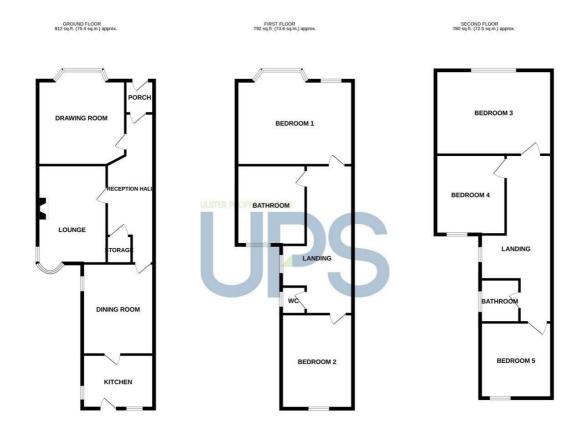


South facing garden to rear surrounded by mature shrubs & plants. Driveway to front providing off street parking.

BASEMENT

Providing additional storage space.

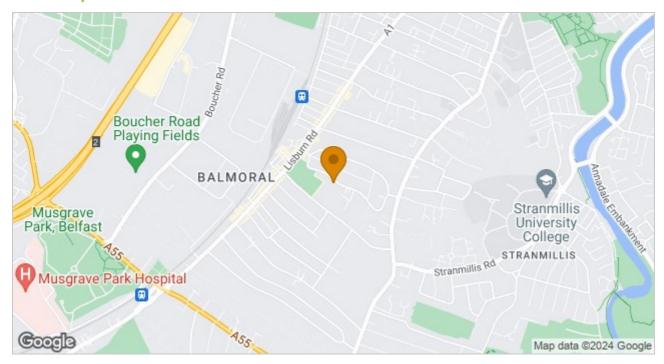
GARAGE 22'11" x 9'6" (7.0 x 2.9)



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

Whitst every attempt has been made to ensure the accuracy of the floorpain contained here, measurements of doors, windows, occase and any other learns are approximate and no responsibility to take to first years. On the properties of the contained the contained to the contained

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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