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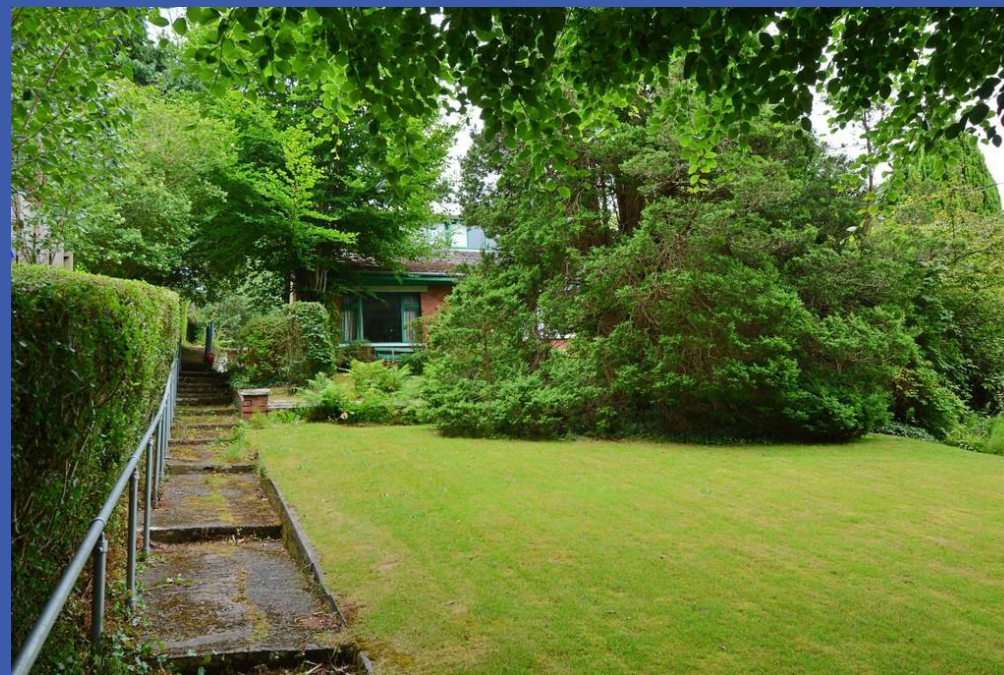
66 Upper Malone Road

Belfast
BT9 5PD

Offers Over £295,000

66 UPPER MALONE ROAD, BT9 5PD

- Detached Property on a Mature, Private Site
- Lounge & Separate Living Room
- Kitchen
- 3 Bedrooms
- Bathroom with Separate WC
- Superb, Mature Gardens / Access to Driveway Parking
- Priced to Allow for Extensive Modernisation
- Potential Site (Subject to Necessary planning Approvals)
- Within the Catchment Area of a Number of Leading Schools
- Convenient to a Range of Leisure Facilities Including Shops, Public Transport, Mary Peters' Track



The attractive, red brick detached property is situated on a generous, mature site on Upper Malone Road.

The property has been priced to allow for extensive modernisation and offers generous accommodation which briefly comprises an entrance hall, lounge, separate living room, kitchen, three bedrooms and a shower room.

The internal accommodation is perfectly complemented by the mature and private gardens. Alternatively there may be an opportunity to redevelop the site subject to the necessary planning approvals.

Situated in a convenient location, close to a range of facilities and within easy commuting distance of Belfast City Centre and leading schools, there is sure to generate strong interest.



** Approximate Boundary Line



PROPERTY COMPRISES

Door to entrance porch.

ENTRANCE PORCH Terrazzo tiled floor, glazed door to entrance hall.

ENTRANCE HALL Under stairs storage.

LOUNGE 17' 4" x 12' 11" (5.28m x 3.94m) (into bay) Attractive mahogany fireplace with tiled inset and hearth, cornice ceiling, picture rail, bay window.

LIVING ROOM 11' 11" x 11' 0" (3.63m x 3.35m) Tiled fireplace.

KITCHEN 11' 11" x 7' 11" (3.63m x 2.41m) Range of units, single drainer stainless steel sink unit with mixer tap, external access.

BEDROOM 14' 0" x 10' 9" (4.27m x 3.28m) Tiled fireplace.

BATHROOM Coloured suite comprising panelled bath and pedestal wash hand basin.

SEPARATE WC Low flush WC.



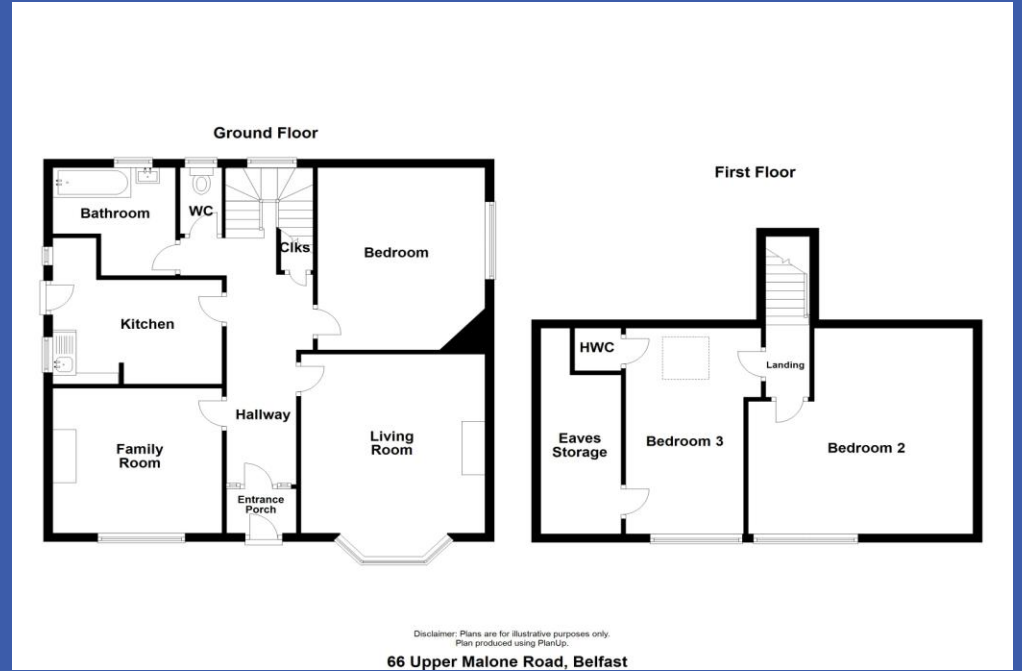


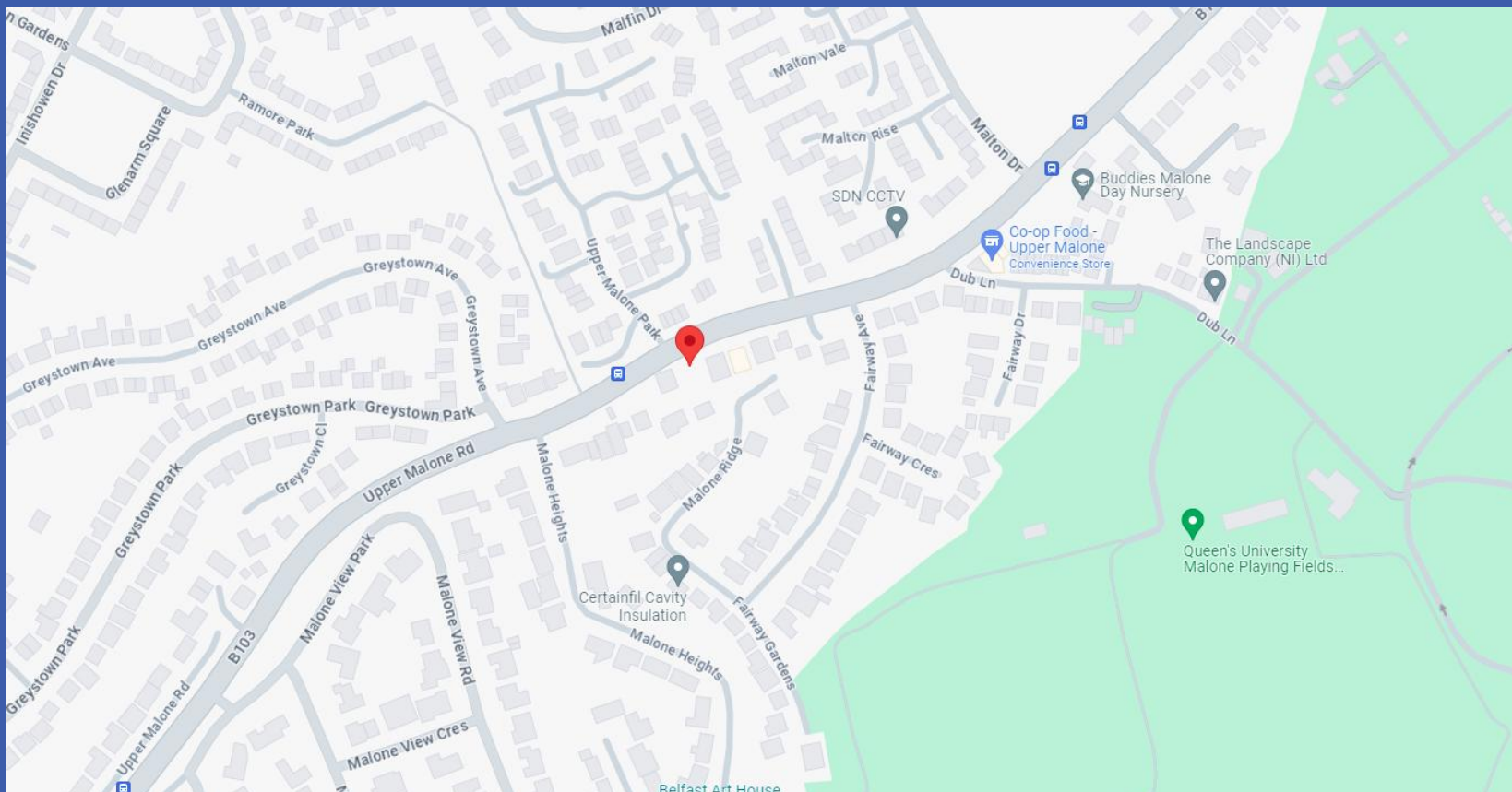
FIRST FLOOR LANDING

BEDROOM 15' 9" x 14' 7" (4.8m x 4.44m)

BEDROOM 15' 9" x 9' 0" (4.8m x 2.74m)

OUTSIDE Large private site with mature surrounding gardens to front and rear in lawns with mature trees and planting, access to driveway parking, out houses.





Directions:

Coming out of Belfast on Upper Malone Road, continue past Dub Stores and no66 is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		32 F
1-20	G	6 G	



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