



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

**10 Malone Park Lane**

Balmoral Avenue, Belfast  
BT9 6NQ

**Offers Over £435,000**

## 10 MALONE PARK LANE, BT9 6NQ

- Attractive Link Detached Property in a Prestigious Residential Location
- Spacious Lounge with Feature Fireplace
- Separate Dining Room with Bi-Folding Doors to Rear Garden
- Modern Kitchen
- 4 Well Proportioned Bedrooms Including Master with Ensuite Shower Room
- Bathroom with White Suite / Ground Floor Cloakroom with WC
- Gas Central Heating / Double Glazed Windows / Extremely Well Presented Throughout
- Garage and Additional Driveway Parking
- Private & Enclosed Rear Garden with Sheltered Sitting Area
- Convenient Location Within Walking Distance of Leading Schools & Range of Amenities

This attractive link detached family home is situated on a prime site in a much sought after cul-de-sac development just off Balmoral Avenue and close to Malone Road and Lisburn Road.

The property provides good sized family accommodation which is bright and spacious throughout offering a generous lounge with attractive fireplace and a dining room which has bi-folding doors leading to the rear garden along with a modern fitted kitchen and cloakroom with WC on the ground floor. On the first floor there are four bedrooms, including one with ensuite shower room and a family bathroom.

The internal accommodation is perfectly complemented by the delightful, enclosed and private paved garden to the rear along with an integral garage and driveway parking.

The area itself is well known as being amongst the most sought after in Belfast with many leading schools, public transport routes and the excellent amenities of the Lisburn Road only a few minutes' walk away.

Viewing is highly recommended.







## PROPERTY COMPRISES

Hardwood front door with glazed side windows to reception hall.

**RECEPTION HALL** Wood flooring, cornice ceiling.

**CLOAKROOM** White suite comprising low flush WC, pedestal wash hand basin, tiled floor, extractor fan.

**LOUNGE 15' 10" x 11' 8" (4.83m x 3.56m)** Wood flooring, cornice ceiling, attractive limestone fireplace with slate inset and hearth and living flame gas fire.

**OPEN ARCH TO DINING ROOM 23' 4" x 10' 0" (7.11m x 3.05m) (@ widest points)** Polished tiled floor, cornice ceiling, bi-folding doors to rear garden, low voltage spotlights.

**KITCHEN 11' 2" x 8' 11" (3.4m x 2.72m)** Range of high and low level units, granite work surfaces with matching splashback, Beko 4 ring hob with electric oven under and extractor fan over, housing for fridge/freezer, integrated Neff dishwasher, glazed door to rear, tiled floor, service door to garage.

**FIRST FLOOR LANDING** Access to roof space, airing cupboard with gas fired boiler.

**BEDROOM 11' 9" x 9' 11" (3.58m x 3.02m)** Cornice ceiling, low voltage spotlights.





**ENSUITE SHOWER ROOM** White suite comprising low flush WC, vanity unit with storage, fully tiled shower cubicle with rainwater shower, fully tiled walls, low voltage spotlights, tiled floor.

**BEDROOM 16' 8" x 9' 0" (5.08m x 2.74m)** Built in robes and storage, Velux window, access to roof space.

**BEDROOM 10' 10" x 7' 3" (3.3m x 2.21m)** Built in storage.

**BEDROOM 8' 7" x 8' 7" (2.62m x 2.62m)** Wall to wall range of built in mirrored frontage robes.

**BATHROOM** Soaks white suite comprising tiled panelled bath with mixer tap and shower attachment and rainwater shower over, vanity unit with storage, WC, chrome heated towel rail, fully tiled walls, tiled floor, low voltage spotlights, extractor fan.

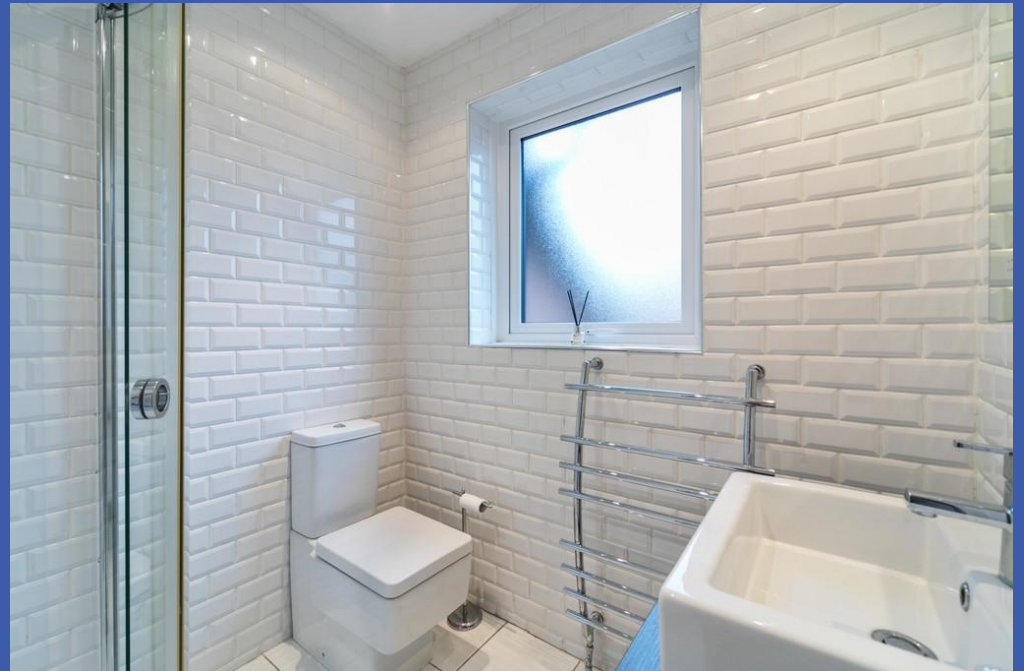
**OUTSIDE** Quiet cul-de-sac location, front garden in loose stones with planting, paved driveway with parking leading to integral garage. Enclosed and private paved rear garden and sheltered sitting areas.

**INTEGRAL GARAGE 19' 3" x 9' 0" (5.87m x 2.74m)** Up and over door, power and light, plumbed for washing machine.

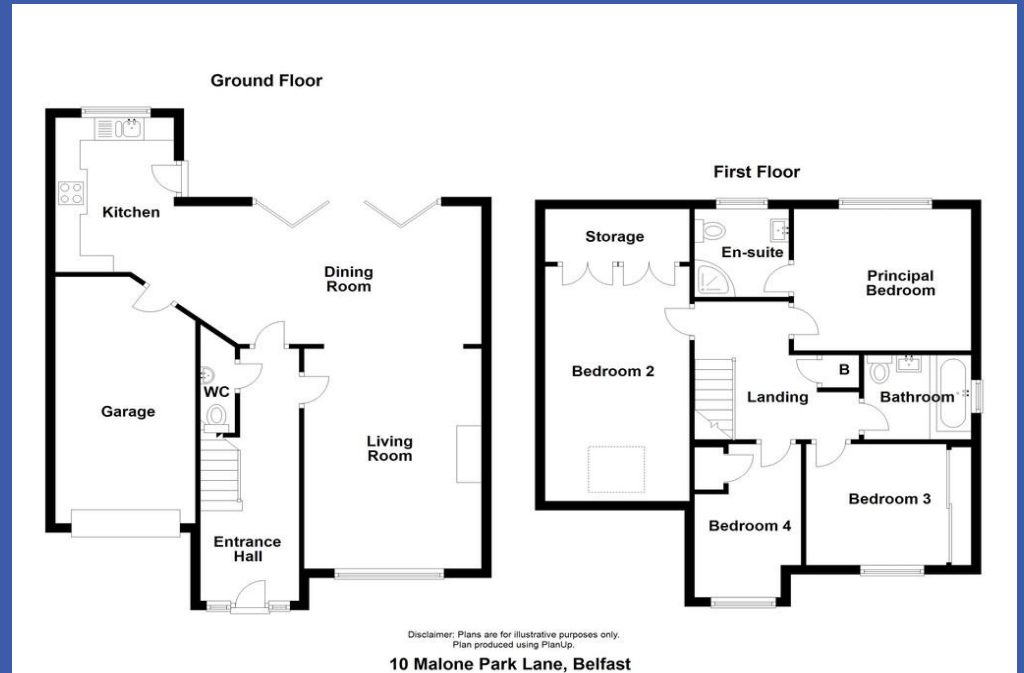


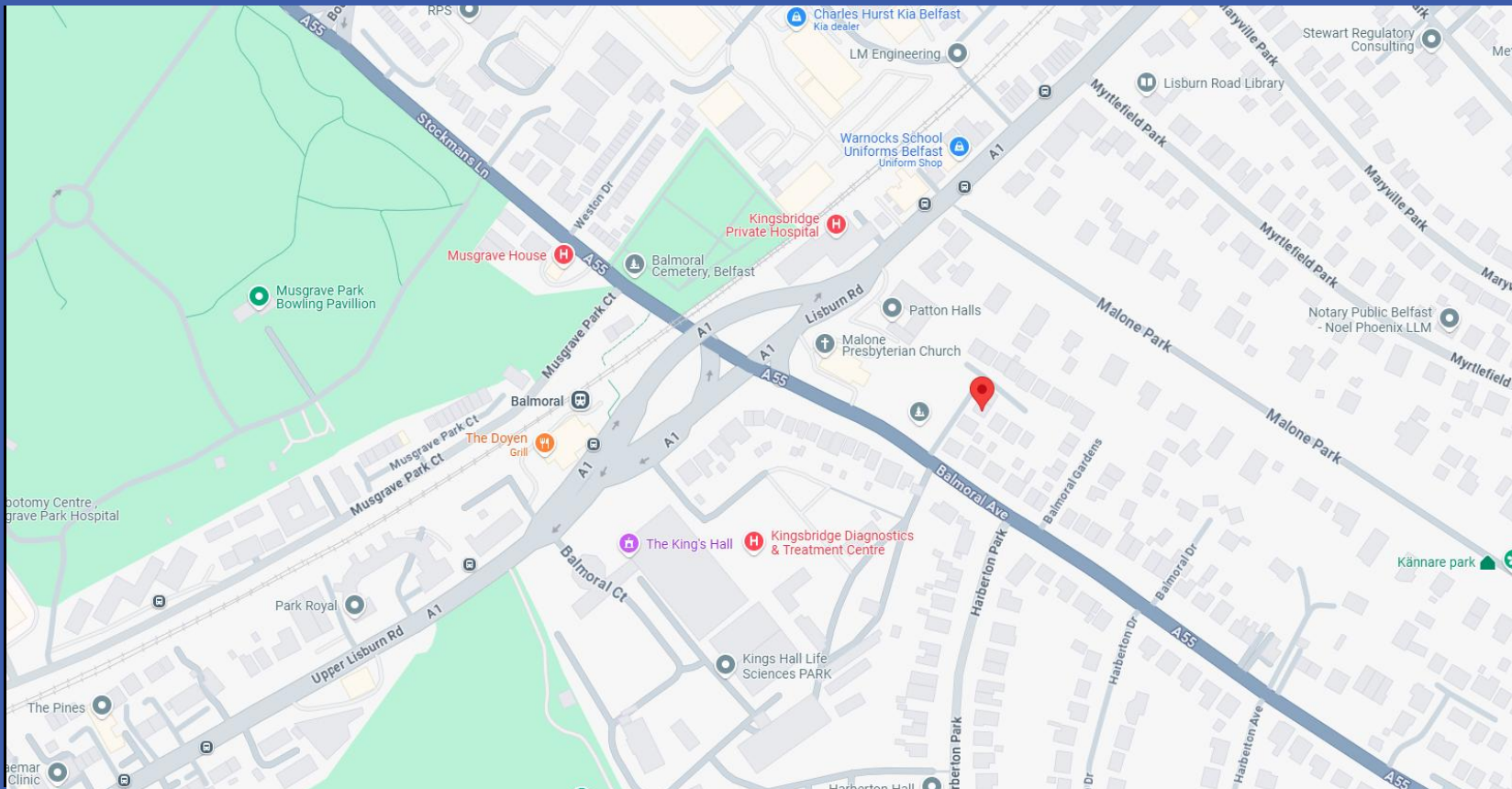












**Directions:**  
Malone Park Lane is accessed from Balmoral Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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