



## 17 Marguerite Park, Belfast, BT10 0HF

**Price Guide £325,000**

Beautifully presented, this immaculate, extended semi detached home is conveniently located just off the Upper Lisburn Road in South Belfast. The accommodation comprises on the ground floor, front lounge, extended open plan kitchen / living / dining with newly installed contemporary kitchen and W.C. On the first floor, there are three bedrooms and contemporary shower room. Gas fired central heating & PVC double glazing are both in place. Outside, the property benefits from an enclosed garden to rear in lawn and tarmac driveway to front providing off street parking. With close proximity to a host of amenities, including the shops, cafés & restaurants along the Lisburn Road along with excellent transport links, early viewing is recommended.

- A Beautifully Presented Semi-Detached Home
- Three Bedrooms
- Gas Fired Central Heating / PVC Double Glazing
- Within Walking Distance To A Wide Range Of Amenities Including Leading Schools & Shops
- Extended To Provide A Stunning Open Plan Kitchen / Living / Dining Space
- Contemporary Shower Room
- Ground Floor W.C
- Excellent Transport Facilities All Nearby Including Train & Bus Stops & Access To The Motorway Network

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

Composite front door.

#### RECEPTION HALL



Tiled floor, recessed spotlighting.

#### W.C

Low flush W.C, wash hand basin.

#### KITCHEN / LIVING / DINING 24'7" x 15'5" at widest points (7.5 x 4.7 at widest points)



Kitchen comprising range of high and low level units, integrated dishwasher, island with 1.5 sink unit & mixer tap, integrated oven / grill, stainless steel extractor fan, storage off kitchen, recessed spotlighting, double doors to rear garden.



#### LOUNGE 11'9" x 10'9" (3.6 x 3.3)



#### ON THE FIRST FLOOR

Access to fully floored roof space providing excellent storage.

#### BEDROOM ONE 11'9" x 9'2" (3.6 x 2.8)

### BEDROOM TWO 8'6" x 8'6" (2.6 x 2.6)



### BEDROOM THREE 9'6" x 7'2" (2.9 x 2.2)



### SHOWER ROOM



White suite comprising fully tiled walk in shower, wash hand basin, low flush W.C, tiled floor.

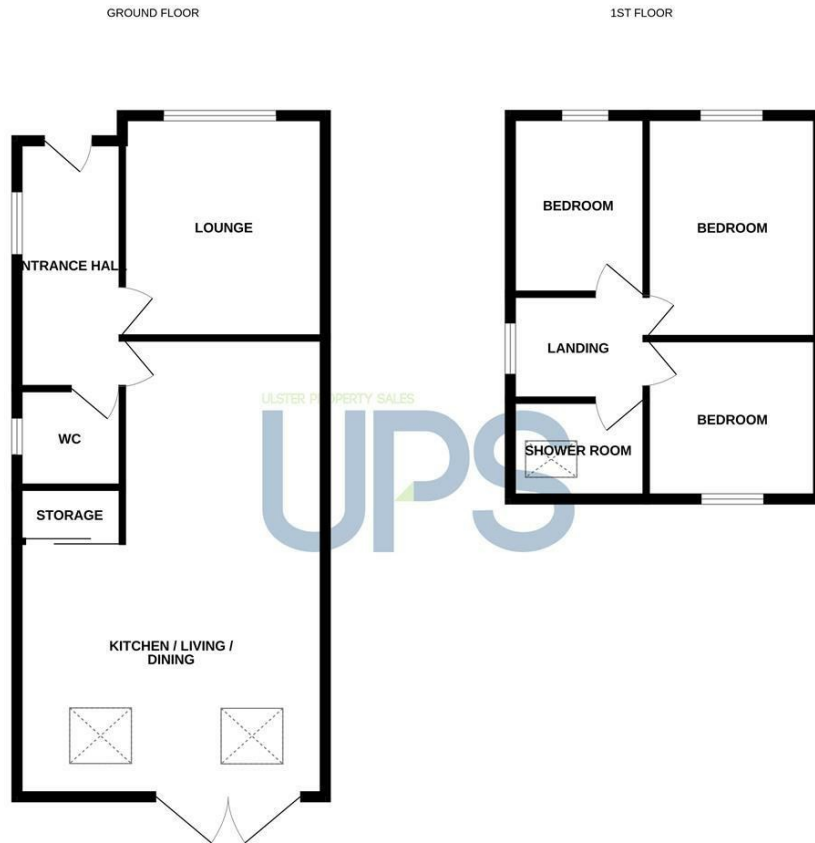
### OUTSIDE



Enclosed rear garden in lawn, tarmac driveway to front providing off street parking.

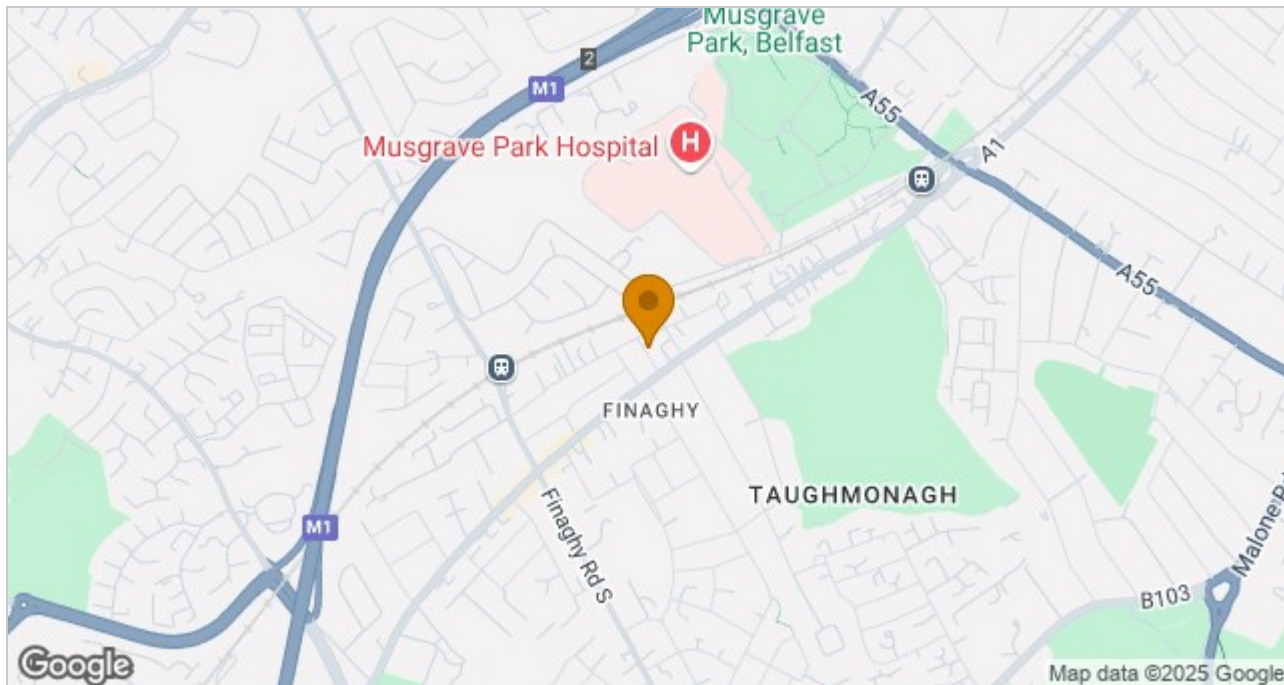


# Floor Plan



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. Made with Metropix iC2025.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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