

For Sale

Asking Price: £525,000

SimonBrien



53 Bladon Drive
Belfast
County Antrim
BT9 5JN

simonbrien.com



Bladon Drive is a much sought after residential location off the Malone Road set within the catchment area of excellent primary and secondary schools, Queen's University, Belfast City Centre together with public transport networks connecting further afield.

This particular detached family home would benefit from some general modernisation throughout or indeed some form of extension with accommodation currently comprising three bedrooms, two reception rooms, kitchen, family bathroom and downstairs cloakroom. Externally the property is positioned on a generous facing south facing gardens to the rear with generous driveway parking and two entrances to the front

Likely to be of interest to young family or professional couple viewing is by private appointment through our South Belfast office on 028 9066 8888.



Special Features & Services

- Attractive Red Brick Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Breakfast Area
- Family Bathroom
- Downstairs Cloakroom
- Oil Fired Central Heating
- PVC Double Glazing
- Detached Garage & Driveway Parking with Two Entrance Gates
- Enclosed South Facing Gardens To Rear suitable for extension [subject to relevant permissions]
- Much Sought After Residential Location Off The Malone Road, Close To Leading Schools, Amenities, City Centre, Hospitals & Queen's University
- Ideal for Young Family/Professional Couple
- Viewing by Private Appointment

Accommodation

Entrance Porch Hardwood Door to Entrance Porch, tiled floor, inner door to entrance hall with wood strip floor

Cloakroom Low flush WC, wash hand basin

Living Room 14'3" x 11'2" (4.34m x 3.4m): Hardwood Fireplace with cast iron inset, tiled hearth, gas fire, sliding doors to rear

Dining Room 17'2" x 7'7" (5.23m x 2.3m): Hardwood Fireplace with cast iron inset, tiled hearth, gas fire

Kitchen 17'2" x 7'7" (5.23m x 2.3m): High and Low Level units, inset sink, 4 ring hob, electric oven, integrated fridge freezer, plumbed dishwasher, breakfast area, tiled floor

First Floor

Bedroom 1 14'1" x 10'9" (4.3m x 3.28m): Built in wardrobe

Bedroom 2 11'3" x 10'9" (3.43m x 3.28m):

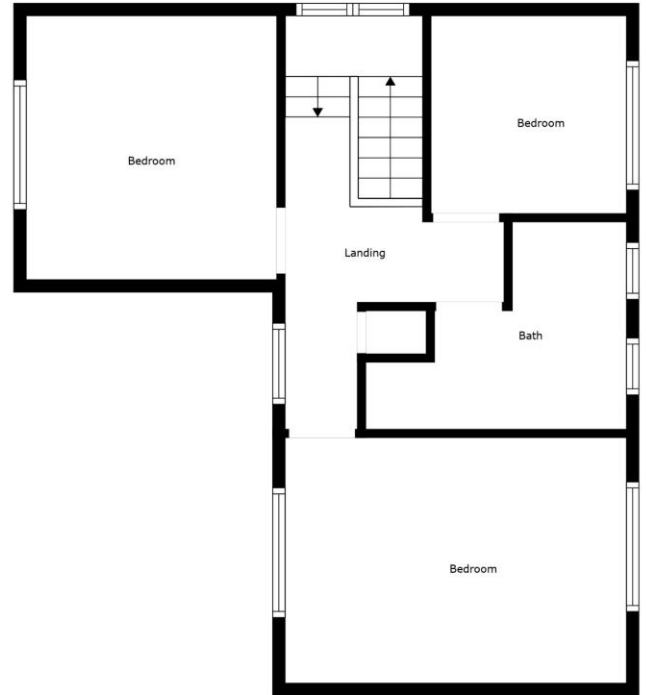
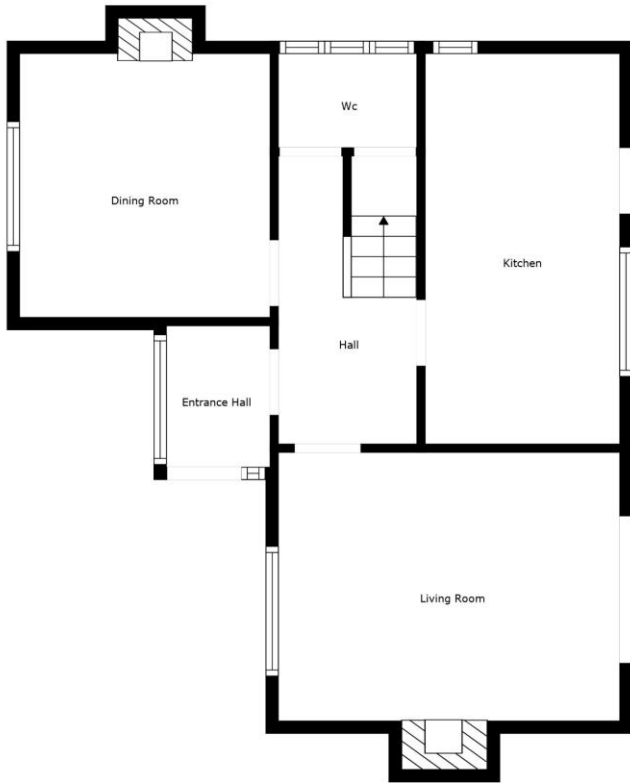
Bedroom 3 8'9" x 7'8" (2.67m x 2.34m):

Bathroom White suite, panelled bath, telephone hand shower, fully tiled shower enclosure, low flush WC, wash hand basin with vanity unit, part wall tiling, tiled floor

Outside Paved driveway to front with 2 entrances, mature south facing garden, lawns, patio, gates to both sides

Detached Garage 16'4" x 8'4" (4.98m x 2.54m): Light and power, oil fired boiler





Floor 1

Floor 2

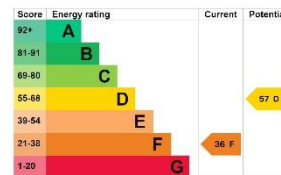
Floorplan Is For Illustrative Purposes Only And Is Not To Scale

VALUER

Mark Leinster
 Simon Brien
 525 Lisburn Road, Belfast, County Antrim,
 BT9 7GQ
 T: +44 28 9066 8888
 E: southbelfast@simonbrien.com

MORTGAGE ADVICE

Crawford Mulholland Financial
 348 Lisburn Road
 Belfast
 BT9 6GH
 T: 02890665544
 E: office@crawfordmulholland.com



Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.