



### 33 Marlborough Park North, Belfast, BT9 6HJ

**Price Guide £575,000**

Constructed circa 1900's, this Victorian three storey red brick semi-detached residence is an excellent family home exuding character and charm. The spacious and well proportioned accommodation comprises reception hall, drawing room, lounge, kitchen, storage, W.C and conservatory. On the first floor there are three bedrooms (master with en-suite), study, bathroom and W.C.. On the second floor, there are a further three bedrooms. Externally the property benefits from south facing rear garden, detached garage and driveway to front. Many original features are still in place, including fireplaces, doors & sliding sash windows. Marlborough Park North 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.

- Substantial Victorian Red Brick Semi - Detached Residence
- Drawing Room & Lounge (Both With Open Fires)
- Oil Fired Central Heating / Original Sliding Sash Windows
- Sought After Residential Location With Walking Distance To The Shops & Restaurants Of The Lisburn Road
- Six Bedrooms (Master With En-suite) & Study
- First Floor Bathroom Suite With Seperate W.C
- Enclosed South Facing Rear Garden In Lawn, Driveway To Front

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         | 68        |
| (39-54) <b>E</b>                            |         |           |
| (29-38) <b>F</b>                            |         |           |
| (13-28) <b>G</b>                            | 23      |           |
| Not energy efficient - higher running costs |         |           |
| Northern Ireland                            |         |           |
| EU Directive 2002/91/EC                     |         |           |

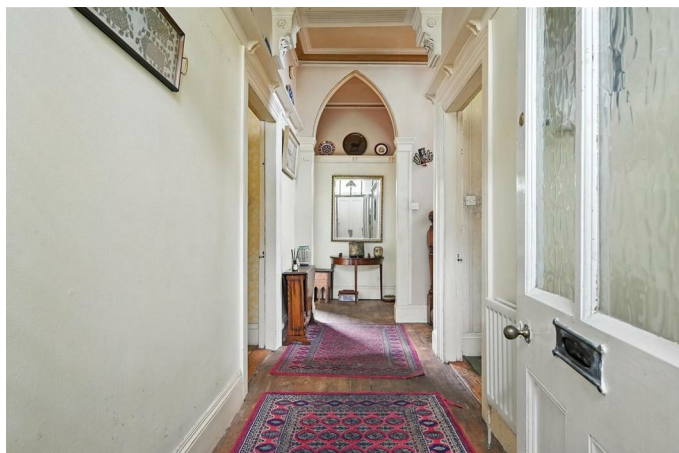
## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE PORCH

Hardwood front door. Original tiled floor.

#### RECEPTION HALL



Original wood floor.

#### DRAWING ROOM 17'4" x 14'9" into bay (5.3 x 4.5 into bay)



Tiled open fire.

#### LOUNGE 14'9" x 14'9" (4.5 x 4.5)



Tiled open fire.

#### KITCHEN 16'4" x 12'1" (5.0 x 3.7)



Range of high and low level units, plumbed for dishwasher, stainless steel sink unit with drainer, stainless steel extractor fan, tiled floor.

#### HALL

#### STORAGE

#### W.C

Plumbed.

#### CONSERVATORY 10'2" x 7'6" (3.1 x 2.3)

### ON THE FIRST FLOOR

#### BEDROOM ONE 15'5" x 14'9" (4.7 x 4.5)



#### ENSUITE

Shower, pedestal wash hand basin & bidet.

**BEDROOM TWO 15'5" x 15'5" (4.7 x 4.7)**



**BEDROOM THREE 13'9" x 11'9" (4.2 x 3.6)**



**STUDY 9'2" x 6'2" (2.8 x 1.9)**

**BATHROOM**



Panel bath, pedestal wash hand basin, tiled walls, tiled floor.

**W.C**

Low flush W.C, tiled floor.

**ON THE SECOND FLOOR**

Storage off landing.

**BEDROOM FOUR 18'0" x 13'9" (5.5 x 4.2)**

**BEDROOM FIVE 19'0" x 9'2" (5.8 x 2.8)**

**BEDROOM SIX 10'9" x 6'6" (3.3 x 2.0)**

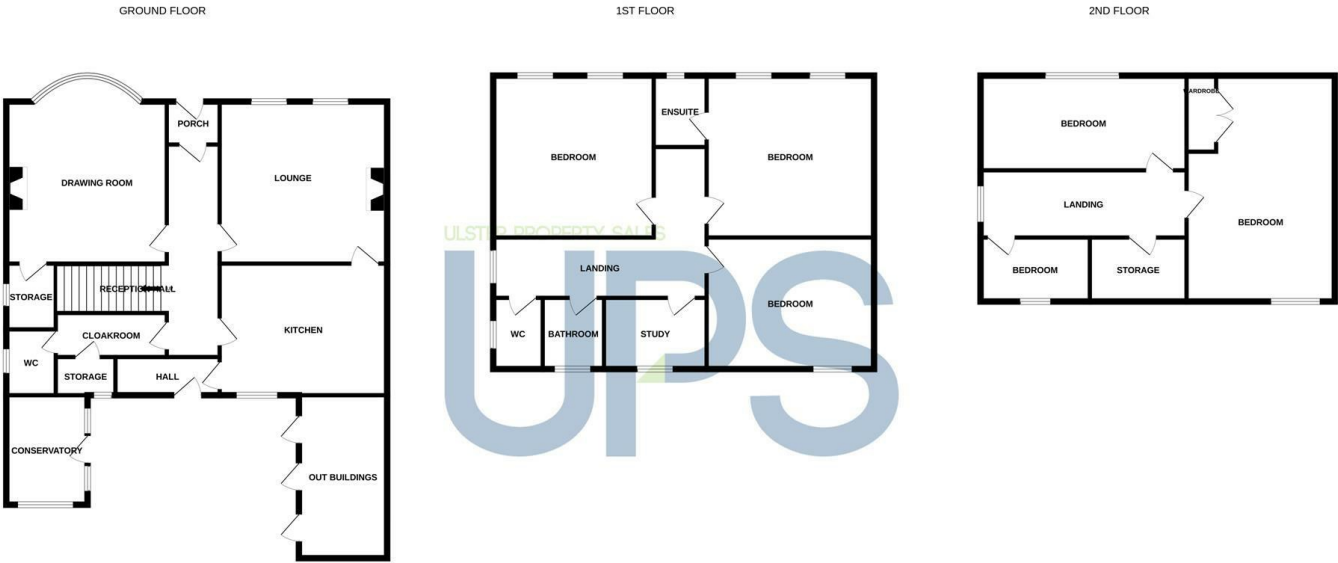
**OUTSIDE**



Enclosed south facing rear garden in lawn, driveway to front. Front in lawn.

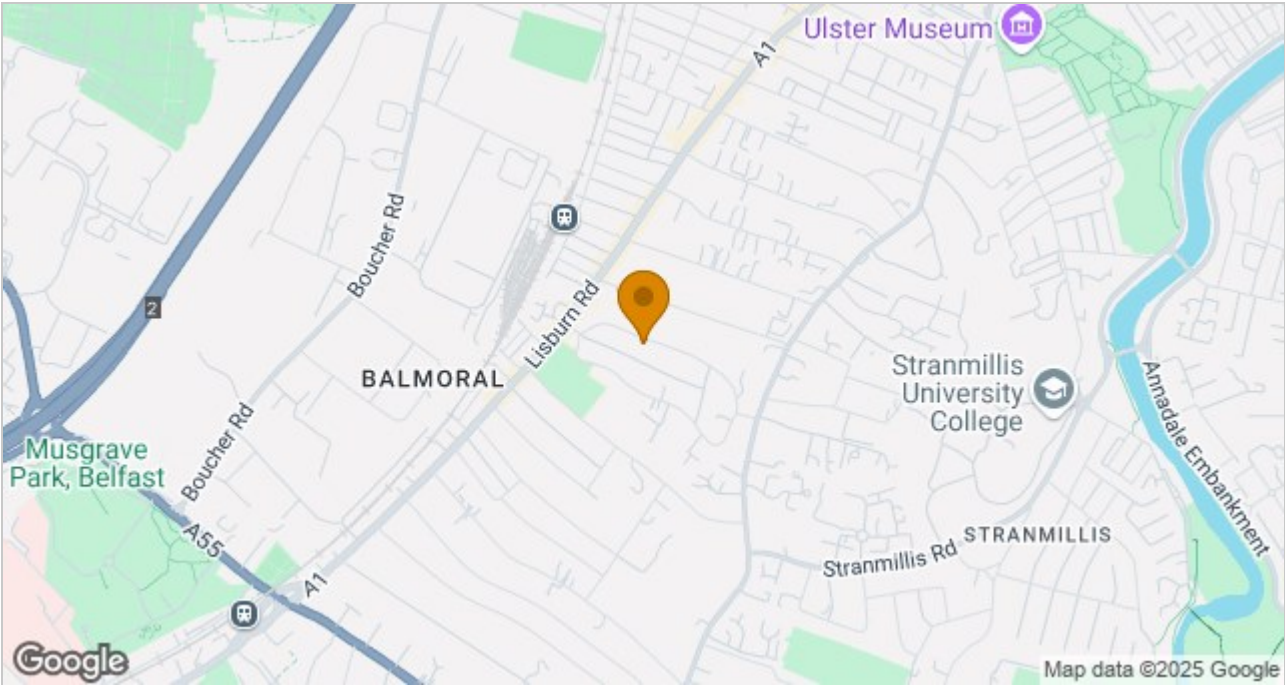


Floor Plan



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.  
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Area Map



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