



36 Marlborough Park North, Belfast, BT9 6HJ

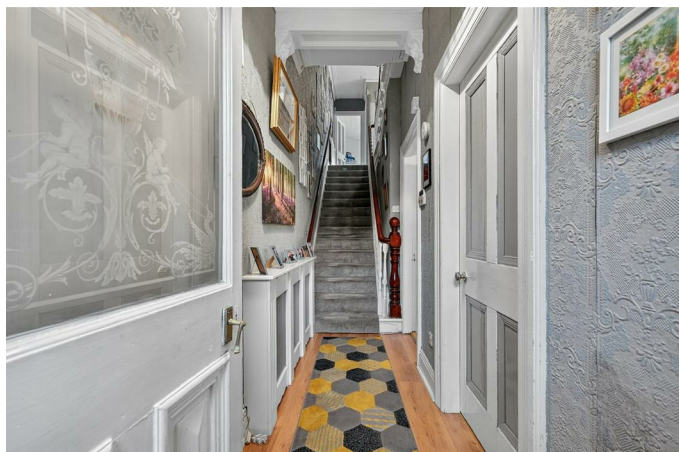
Price Guide £400,000

Situated in one of Belfast's most desirable and sought after residential locations, this attractive terraced home will appeal to a wide range of buyers. It is only a short stroll to the bustling Lisburn road with its array of designer boutiques, restaurants / bars and café culture. Cranmore Park is located within a 2 minute walk and a number of leading schools are also in close proximity. Well presented by its current owner, the accommodation is spacious throughout and comprises on the ground floor lounge with feature bay window open plan to dining room, kitchen & conservatory. On the first & second floors there are four good sized bedrooms, large bathroom suite and additional W.C. Outside there is an enclosed, private rear garden.

- Attractive Red Brick Terraced Home
- Lounge With Bay Window Open Plan To Dining Room
- Spacious Bathroom Suite & Additional W.C
- Gas Fired Central Heating / Majority PVC Double Glazing Except Two Original Stained Glass Windows.
- Walking Distance To The Shops, Cafes & Restaurants Along The Lisburn Road
- Four Excellent Bedrooms
- Kitchen & Conservatory
- Enclosed Private Rear Garden
- Convenient To Excellent Transport Links & Leading Schools

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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**



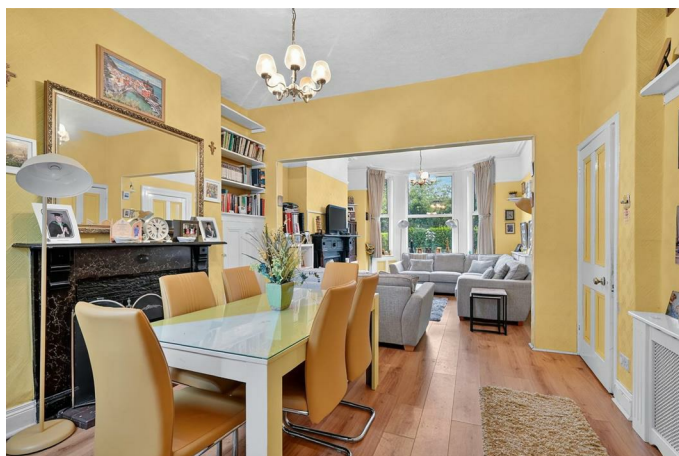
PVC front door to reception porch. Inner glass panelled wood door to hallway.

LOUNGE 15'8" x 13'1" (4.8 x 4.0)



Attractive fireplace. Bay window.

DINING ROOM 12'5" x 13'1" (3.8 x 4.0)



Storage under stairs. Shelving & storage cupboard.

KITCHEN 21'7" x 9'10" (6.6 x 3.0)



Extensive range of high and low level units, plumbed for washing machine and dishwasher, integrated double oven, 4 ring electric hob, extractor fan, integrated fridge / freezer, tiled floor, tiled walls.

CONSERVATORY 15'5" x 8'6" (4.7 x 2.6)



ON THE FIRST FLOOR

Original stained glass window. Storage off landing.

BEDROOM ONE 17'8" x 15'5" (5.4 x 4.7)



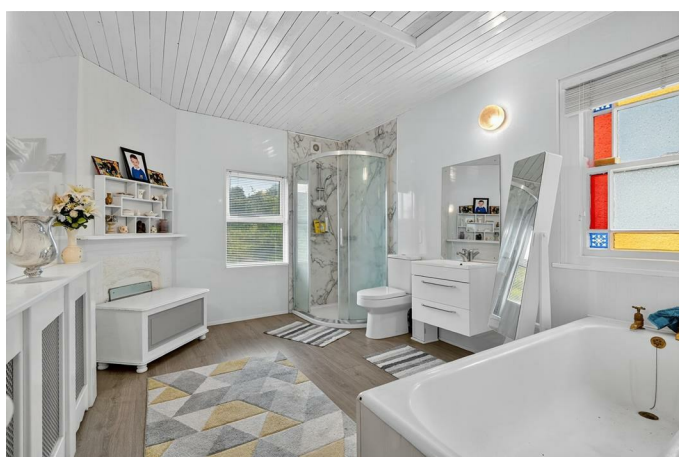
Bay window. Built in robes.

BEDROOM TWO 11'9" x 11'5" (3.6 x 3.5)



Built in robe.

BATHROOM



Comprising walk in shower, panel bath, low flush W.C, wash hand basin with vanity unit below. Original stained glass window.

W.C

Low flush W.C.

ON THE SECOND FLOOR

BEDROOM THREE 17'8" x 12'5" (5.4 x 3.8)



Built in robes.

BEDROOM FOUR 12'1" x 9'10" (3.7 x 3.0)



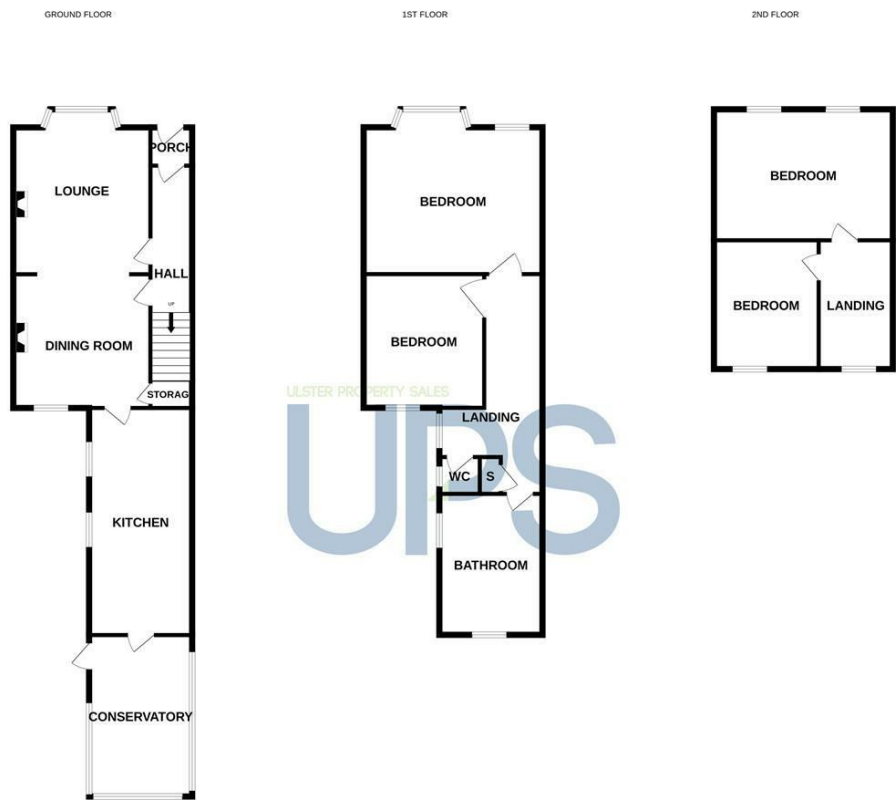
Built in robes.

OUTSIDE



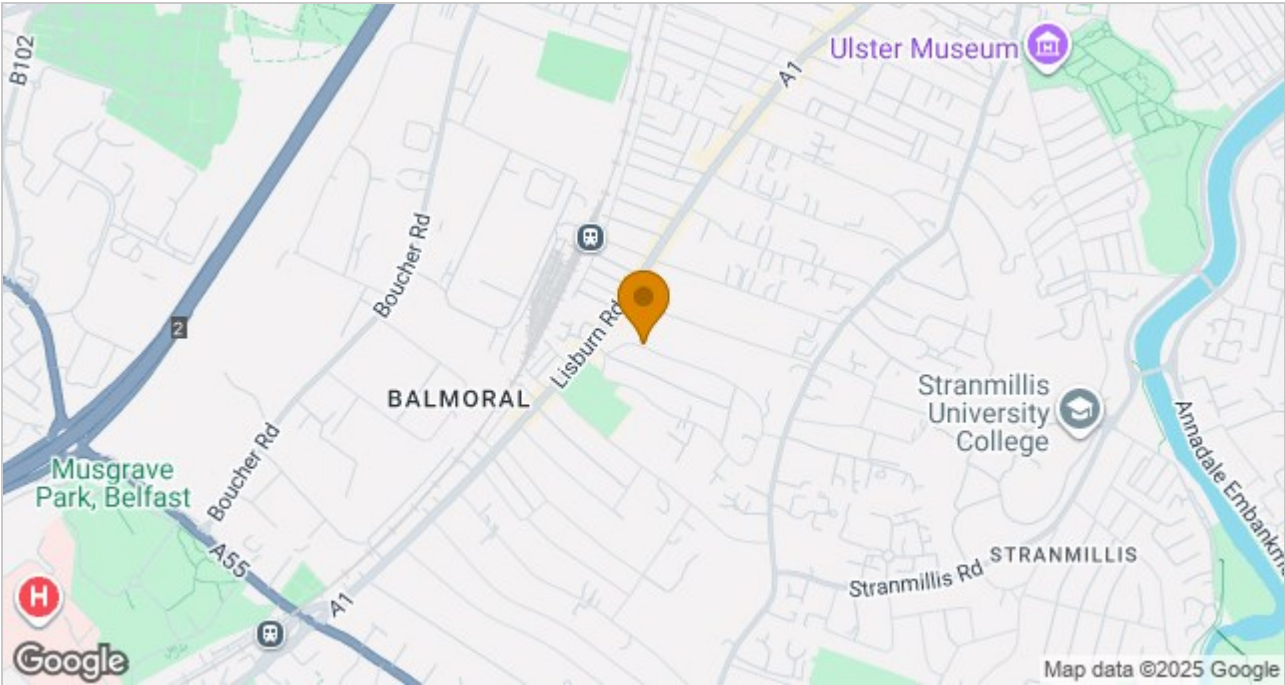
Enclosed, private garden to rear.

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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