

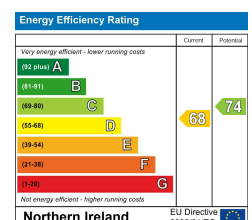


20 Marlborough Park Cross Avenue, Belfast, BT9 6HQ

Price Guide £495,000

We are pleased to offer for sale this attractive detached home, located in Marlborough Park Cross Avenue just off the Malone Road in South Belfast. Well presented throughout, the spacious accommodation comprises front lounge with beautiful bay window, dining room, modern kitchen with range of integrated appliances, W.C, three well proportioned bedrooms and bathroom suite. Externally, there is a private garden to rear, front garden, driveway providing off street parking and detached garage. Located within walking distance to the shops, cafes & restaurants of the Lisburn Road along with leading schools & main arterial transport links, viewing is highly recommended.

- Attractive Detached Home In The Heart Of Malone
- Two Reception Rooms (Front Lounge With Fireplace & Bay Window)
- Three Good Sized Bedrooms
- Modern Kitchen With Range Of Integrated Appliances
- Within Walking Distance To Shops, Cafes, Amenities & The Leading Schools Of South Belfast
- Enclosed Rear Garden In Lawn With Paved Patio Area
- Detached Garage & Driveway
- Gas Fired Central Heating / PVC Double Glazing
- Ground Floor W.C / First Floor Bathroom Suite With Bath & Walk In Shower



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Glass panelled PVC front door to entrance porch.

RECEPTION HALL



Stained glass entrance door. Laminate wood floor. Storage under stores. Wall panelling.

LOUNGE 18'0" x 10'9" (5.5 x 3.3)



Laminate wood floor. Tiled fireplace. Bay window with stained glass.

DINING ROOM 14'1" x 11'9" (4.3 x 3.6)



Recessed spot lighting. Laminate wood floor. Open plan to kitchen.

KITCHEN 13'5" x 12'5" (4.1 x 3.8)



Range of high and low level units, integrated dishwasher, integrated oven, 4 ring hob, extractor fan, integrated fridge / freezer.

CLOAKROOM 5'6" x 5'6" (1.7 x 1.7)

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR



Leaded glass window.

BEDROOM ONE 13'9" x 11'1" (4.2 x 3.4)



BEDROOM TWO 12'1" x 11'1" (3.7 x 3.4)



BEDROOM THREE 8'10" x 8'6" (2.7 x 2.6)



BATHROOM



Low flush W.C, pedestal wash hand basin, bidet, bath, walk in shower, fully tiled walls, tiled floor.

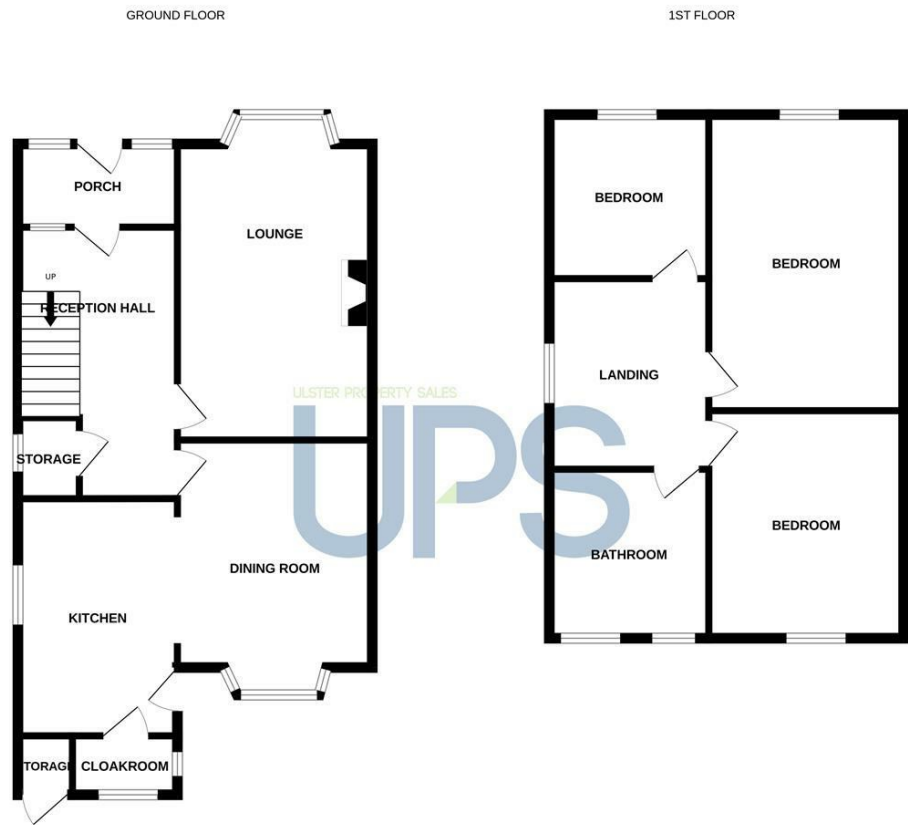
OUTSIDE



Enclosed rear garden in lawn, paved patio. Garden area to front. Detached garage and driveway.

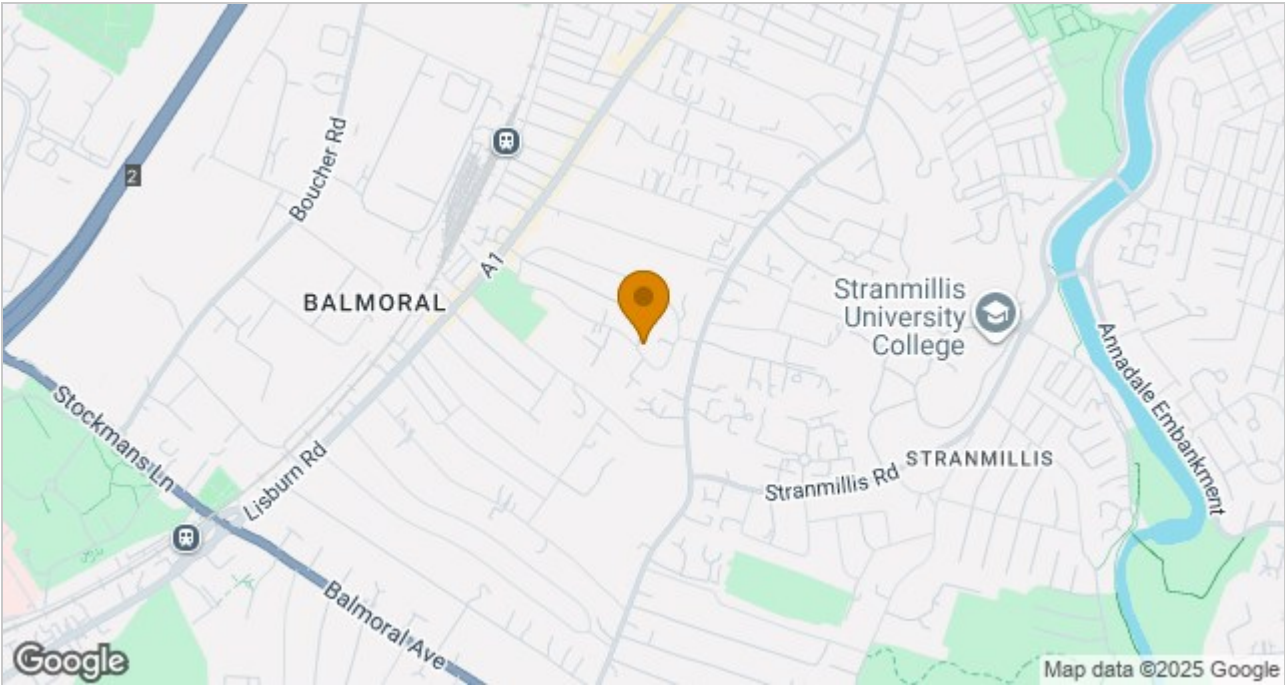


Floor Plan



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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