

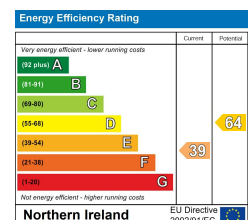


2 Marlborough Gardens, Belfast, BT9 6SQ

Price Guide £250,000

This well-presented end-terrace home is ideally situated just off the Malone Road, offering easy access to a wide range of restaurants, cafés, and local shops. The property features open plan living / dining room, a modern fitted kitchen, two generously sized bedrooms and a contemporary bathroom suite, complete with both a bath and a walk-in shower. Externally, the property benefits from a private, enclosed patio garden. Additional features include oil-fired central heating and PVC double glazing throughout. Located within close proximity to Belfast City Centre, the home also enjoys excellent transport links and access to a wide range of social and recreational amenities. This is a rare opportunity to acquire a property in a truly unique location. Early viewing is highly recommended.

- Well Presented End Terrace Home In A Quiet Residential Location
- Open Plan Living / Dining Room
- First Floor Bathroom Suite With Bath & Walk In Shower
- Close To A Wide Range Of Amenities Including The Shops & Cafes Along The Lisburn Road
- Chain Free & Ready To Move Into
- Two Well Proportioned Bedrooms
- Modern Kitchen With Integrated Appliances
- Oil Fired Central Heating / PVC Double Glazing
- Easy Access To Belfast City Centre With Excellent Transport Links Within Walking Distance
- An Ideal Opportunity For The First Time Buyer



**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door. Inner glass door.

**LIVING / DINING 22'7" x 13'1" at widest
points (6.9 x 4.0 at widest points)**



Bay window. Gas fire. Built in shelving and storage. Storage under stairs.



KITCHEN 16'0" x 8'10" (4.9 x 2.7)



Range of high and low level units, integrated oven, microwave, fridge freezer, dishwasher, 4 ring hob and extractor fan, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, tiled flooring.

ON THE FIRST FLOOR



BEDROOM ONE 13'9" x 9'10" (4.2 x 3.0)



BEDROOM TWO 12'5" x 8'2" (3.8 x 2.5)



BATHROOM



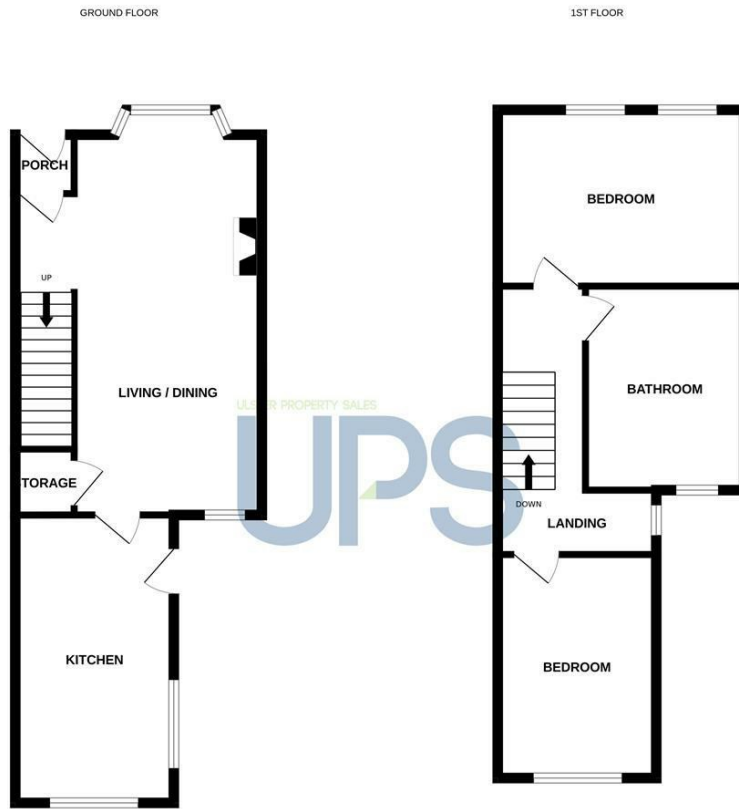
White suite comprising panel bath, walk in double shower enclosure, low flush W.C, pedestal wash hand basin, fully tiled walls, tiled flooring.

OUTSIDE



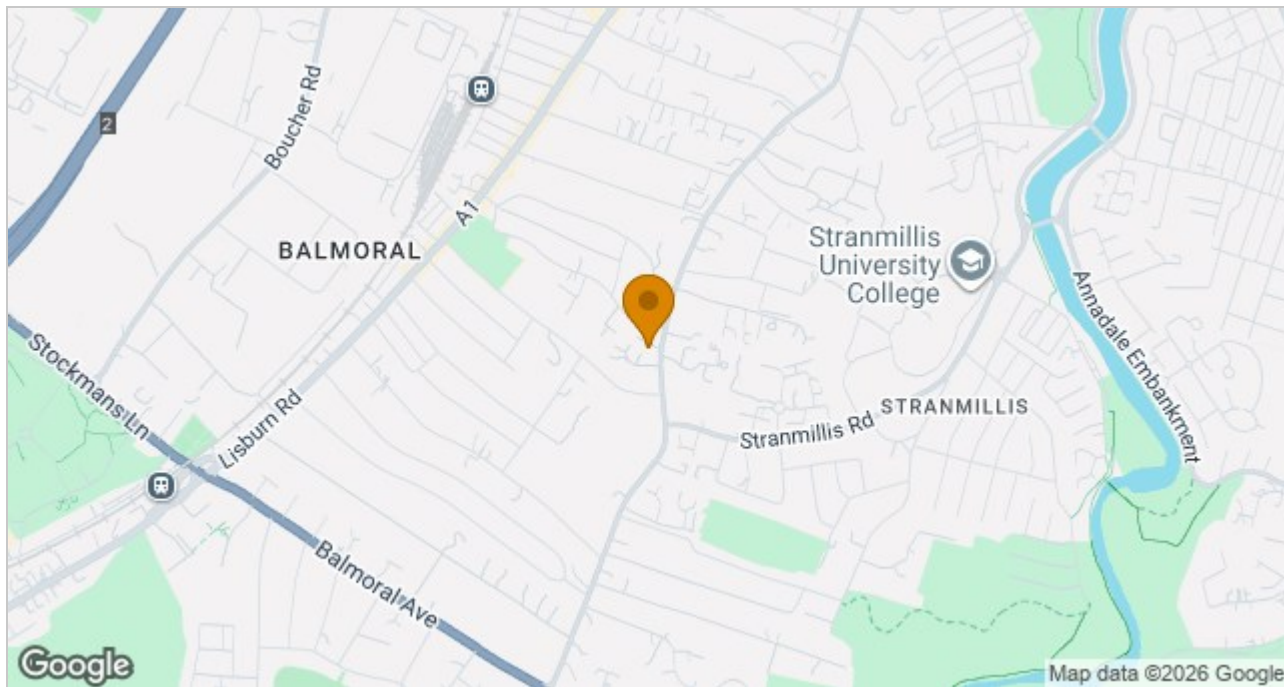
Paved patio garden to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ©2025.

Area Map



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