



30 Marlborough Park North, Belfast, BT9 6HJ

Price Guide £425,000

Located in one of Belfast's most prestigious and highly sought-after residential areas, this attractive semi-detached home is ideally suited to a wide range of purchasers seeking both convenience and quality of living. Just a short walk from the vibrant Lisburn Road, residents can enjoy an excellent selection of boutique shops, popular cafés, restaurants and bars, while Cranmore Park is only moments away. A number of leading schools and excellent transport links are also within easy reach. Thoughtfully extended the property offers bright, well-proportioned accommodation throughout and retains many original features. The ground floor comprises an elegant front reception room with bay window, spacious living / dining room with double doors to decked patio, kitchen and utility room. On the first floor, there are three well-proportioned bedrooms (master with en-suite) and a contemporary family bathroom finished to a high standard, complete with both a bath and a walk-in shower. Outside, there is a private garden to rear in lawn. Combining a prime location with stylish, spacious accommodation, this superb home presents an excellent opportunity to enjoy all that this sought-after area has to offer.

- Located In One Of Belfast's Most Sought After Residential Areas
- Three Generous Bedrooms (Master With En-suite Shower Room)
- Living / Dining With Double Doors To Rear Garden
- Enclosed Rear Garden In Lawn With Decked Patio
- Moments From The Shops, Cafes & Restaurants Along The Lisburn Road
- Extended Semi - Detached Home
- Front Lounge With Bay Window
- Kitchen & Utility Room
- Within Walking Distance To A Range Of Leading Schools & Excellent Transport Links
- Chain Free

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		65	65
(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

ENTRANCE

Hardwood front door to entrance porch with tiled flooring.

RECEPTION HALL



Wood flooring. Cloakroom.

LOUNGE 13'1" x 11'9" (4.0 x 3.6)



Bay window.

LIVING / DINING 22'11" x 10'9" (7.0 x 3.3)



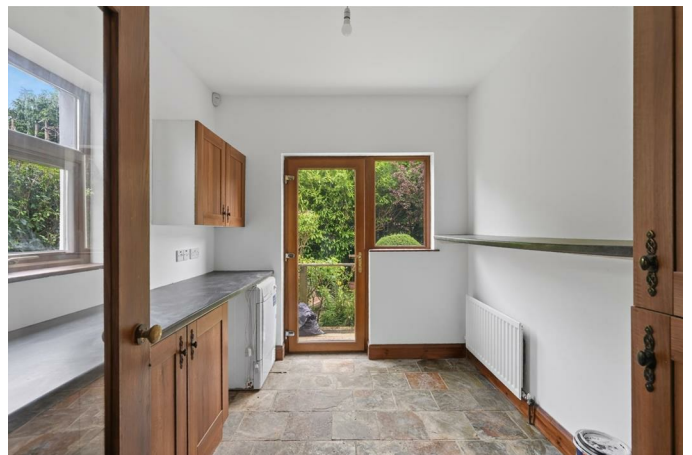
Fireplace with mahogany surround, double doors to rear garden.

KITCHEN 14'5" x 5'10" (4.4 x 1.8)



Range of units, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, integrated double oven, part tiled walls, plumbed for dishwasher, tiled flooring.

UTILITY 10'2" x 9'2" (3.1 x 2.8)



High and low level units, tiled flooring, plumbed for washing machine.

ON THE FIRST FLOOR



BEDROOM ONE 19'8" x 11'1" (6.0 x 3.4)



Built in robes.

ENSUITE



White suite comprising low flush W.C, walk in shower, wash hand basin, tiled flooring, tiled walls.

BEDROOM TWO 11'5" x 11'1" (3.5 x 3.4)

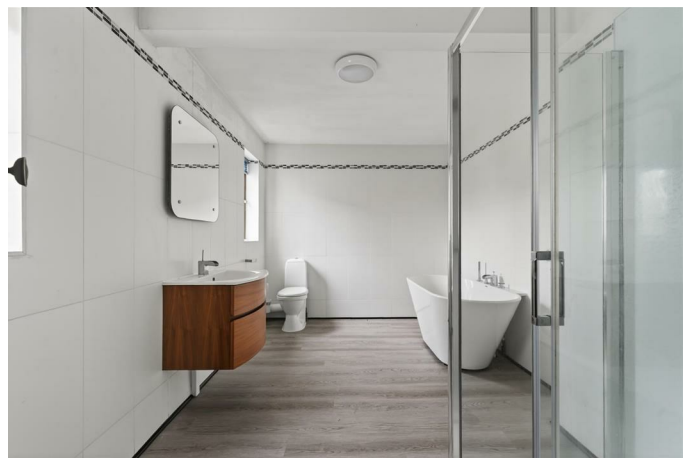


Built in robes.

BEDROOM THREE 8'10" x 7'10" (2.7 x 2.4)



BATHROOM



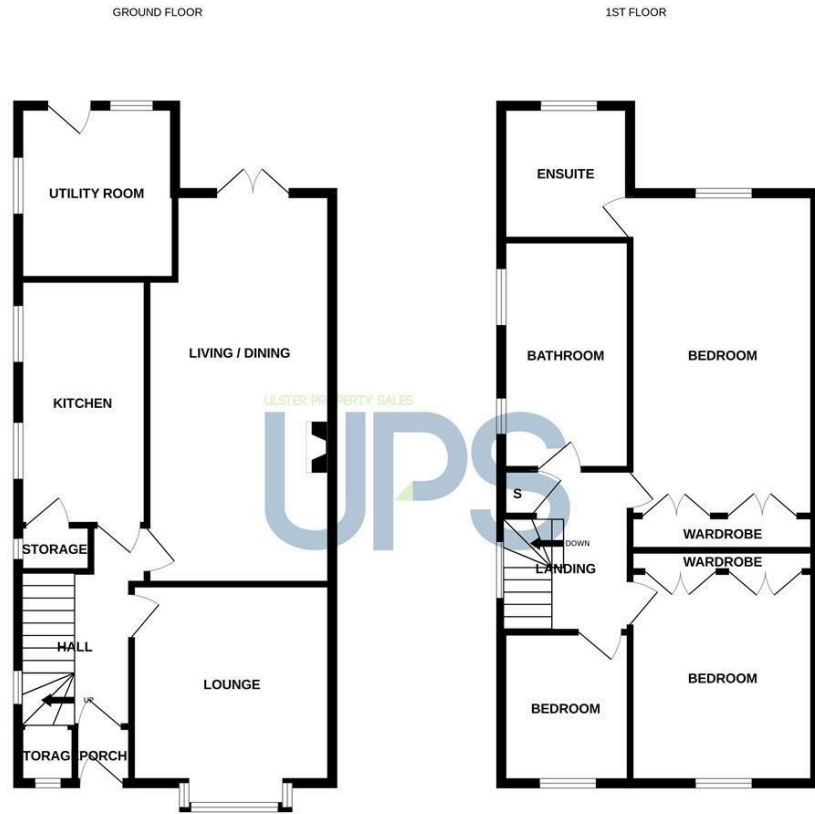
White suite comprising free standing bath, wash hand basin with vanity unit below, walk in shower, low flush W.C, fully tiled walls.

OUTSIDE



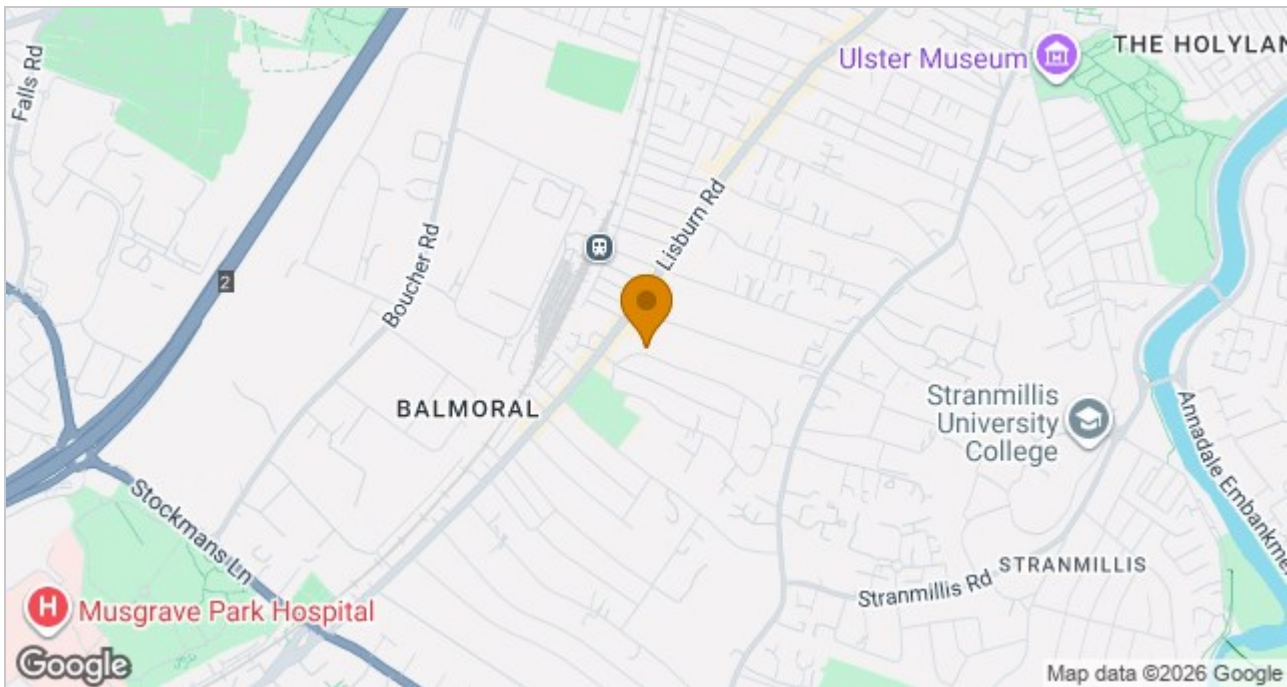
Private, enclosed rear garden in lawn with decked patio.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Metropex CADD.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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