

029 9066 2366
gocestateagents.com



**15 MALBOROUGH PARK CENTRAL
MALONE
BELFAST,
BT9 6HN**



- **Attractive semi-detached property in a prime Malone location**
- **Requiring modernisation throughout with excellent potential**
- **Spacious and well-proportioned accommodation**
- **Bright reception rooms with original character features**
- **Flexible family living space**
- **Kitchen and bathroom requiring updating**
- **Front and rear gardens**
- **Driveway parking**
- **Walking distance to the Lisburn Road and local amenities**
- **Highly sought-after residential address in South Belfast**

Offers Around: £320,000

Located in the heart of the ever-popular Malone area, this attractive semi-detached home at 15 Marlborough Park Central offers an excellent opportunity for purchasers seeking a property with potential in a prime residential setting. Requiring modernisation and updating throughout, the property provides spacious accommodation and retains many appealing original features, making it ideal for those wishing to create a superb family home tailored to their own tastes and requirements.

The accommodation comprises bright and generously proportioned reception rooms, kitchen, and well-balanced bedroom accommodation, together with gardens to the front and rear and driveway parking. The property enjoys a highly sought-after location close to leading schools, Queen's University, the Lisburn Road and a wide range of local amenities, cafés and restaurants, while also benefiting from excellent transport links to Belfast city centre.

Rarely do opportunities arise to acquire a home with such potential in this established and prestigious address, and early viewing is highly recommended.

Ground Floor

PORCH

Stained glass front door.

HALLWAY:

Electric cupboard.

LIVING ROOM: 13' 0" x 12' 11" (3.96m x 3.94m)

Bay window with stained glass feature. Open fireplace with wood surround and hearth. Dado rail.

SITTING ROOM: 11' 11" x 10' 11" (3.63m x 3.33m)

Fireplace with wood surround, tiled inset and matching hearth.

CLOAKROOM:

Low flush wc, wash hand basin and washing machine. Tiled floor and part tiled walls.

KITCHEN WITH BREAKFAST AREA :

15' 0" x 7' 10" (4.57m x 2.39m)

High and low level units, 1.5 stainless steel sink unit, hob and oven.



First Floor

BATHROOM:

Comprising of panel bath with shower attachment, low flush wc, wash hand basin, gas boiler and tiled floor.

BEDROOM (1): 12' 0" x 10' 10" (3.66m x 3.3m)

BEDROOM (2): 10' 11" x 9' 11" (3.33m x 3.02m)

Built in robes.

BEDROOM (3): 8' 11" x 7' 0" (2.72m x 2.13m)

Wood strip flooring & built in cupboard space.

LANDING:

Access to roofspace via slingsby ladder, light, power and velux window

Outside

Garden space to the front, driveway and enclosed to the rear in lawns and mature hedging..

LOCATION.

Driving along Lisburn Road, turn into Marlborough Park Central,

No 15 is on your left hand side.

OTHER INFO: RATES £ 2362

