

**92 MARLBOROUGH PARK CENTRAL,
MALONE,
BELFAST,
BT9 6HB**



- **A Red Brick, Three Storey Semi Detached Villa**
- **Two Reception Rooms**
- **Five Bedrooms**
- **Fully Fitted Kitchen with Separate Utility Room**
- **Bathroom & Shower Room**
- **Double Glazed Windows & Gas Central Heating**
- **Off Street Parking**
- **Enclosed Gardens, South Facing Aspect**
- **Fantastic City Location, Walking Distance From Lisburn Road**

Offers Around: £595,000

A unique opportunity to acquire a superb semi-detached period home arranged over three levels offering excellent accommodation, off street parking and a South facing aspect to the rear.

Comprising of a two reception rooms, kitchen, utility room and a modern shower room on the ground floor. A further five bedrooms on the two upper floors, bathroom and a separate low flush W/C.

Many original features have been retained, gas central heating, double glazed windows, decorated and new carpets in the bedrooms.

A home you can put your own stamp on. Set in a popular tree lined Avenue. Close to an array of amenities off the Lisburn Road and beside many of the leading schools.

Viewing recommended.

Ground Floor

ENTRANCE HALL:

LIVING ROOM: 24' 0" x 12' 10" (7.32m x 3.91m)

Gas Fire and sliding patio door to the rear gardens. Cornicing.

SITTING ROOM: 13' 0" x 11' 0" (3.96m x 3.35m)

KITCHEN WITH BREAKFAST AREA : 10' 0" x 8' 0" (3.05m x 2.44m)

Range of high and low level units, single sink unit, plumbed for dishwasher. Built in oven and hob.

UTILITY ROOM: 12' 0" x 5' 0" (3.66m x 1.52m)

Built in units and plumbed for washing machine. Gas boiler.

SHOWER ROOM:

Comprising of high flush W/C, wash hand basin, shower cubical and shower door.



First Floor

BEDROOM (1): 10' 0" x 7' 11" (3.05m x 2.41m)

Working fire.

BATHROOM:

Comprising of Darlington Suite, claw bath and telephone shower attachment separate low flush W/C. Half panelled walls, tiled floor. Separate high flush W/C.



BEDROOM (2): 17' 0" x 15' 0" (5.18m x 4.57m)

BEDROOM (3): 10' 0" x 9' 0" (3.05m x 2.74m)

Second Floor

BEDROOM (4): 17' 0" x 15' 0" (5.18m x 4.57m)

Original fireplace.

BEDROOM (5): 10' 0" x 9' 11" (3.05m x 3.02m)



OUTSIDE

Off street pebbled driveway, well stocked gardens and rear gardens with mature trees and crazy paved pathways.

LOCATION

Driving along Malone Road turn into Marlborough Park, left into the South, right into the Cross and left into the Central.

Rates: £3,741.27/per annum

Viewings by appointment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

