



This well-proportioned semi-detached property offers excellent potential for renovation and updating and benefits from an enclosed south facing rear garden.

The property is situated in a sought after South Belfast park, just off the Malone and Lisburn Roads and walking distance of many local amenities, and close to many leading schools in the area.

The accommodation is spacious and comprises; two reception rooms, fitted kitchen with dining room, four bedrooms and a shower room.

A charming property with mature south facing rear gardens, off street parking and attached garage.

Priced to allow for modernisation and updating.

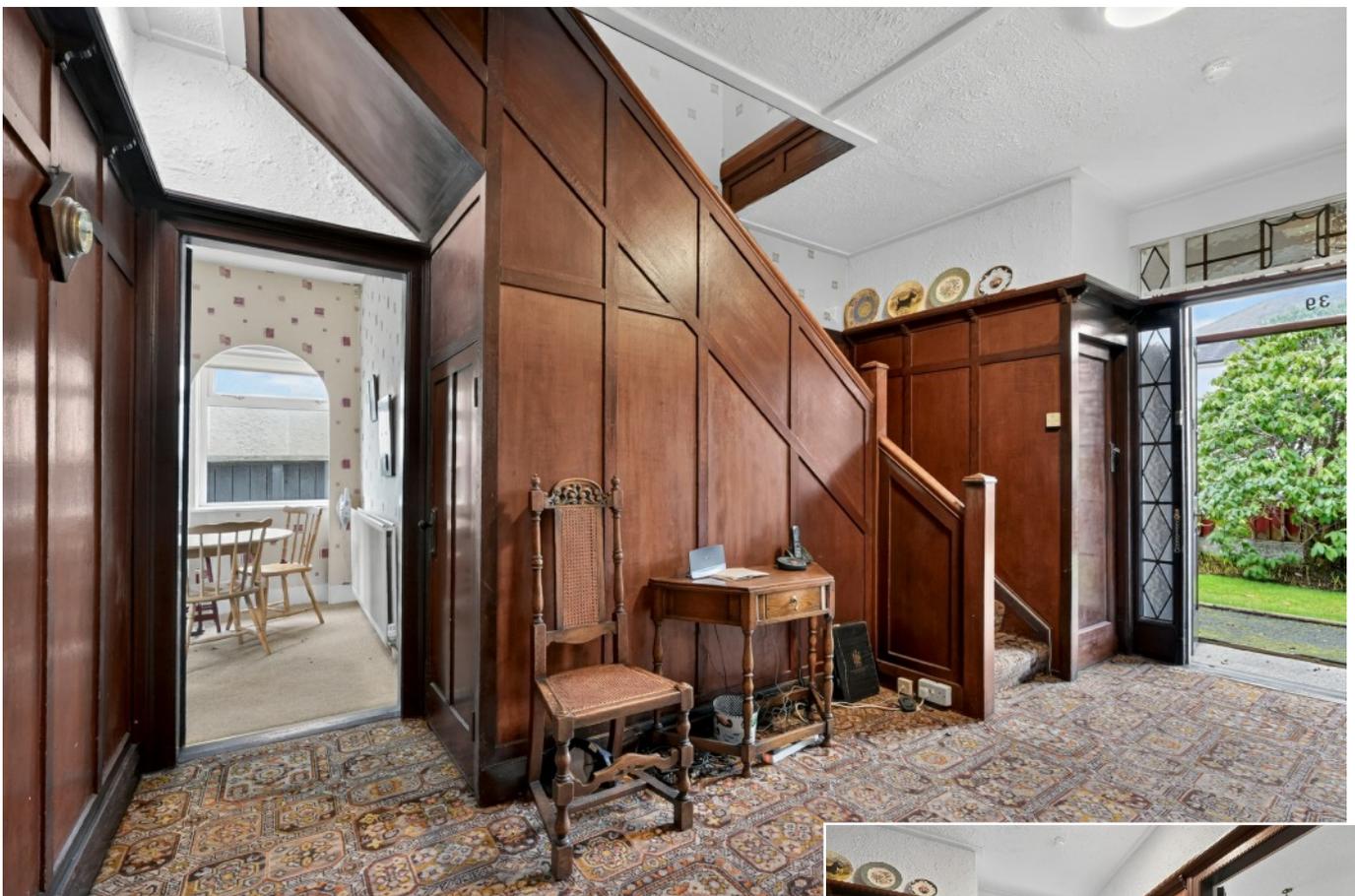
Offers Over
£385,000

39 Maryville Park,
Malone,
BELFAST,
BT9 6LP

Viewing by
appointment
through agent
028 9066 3030



- Well-Proportioned Semi-Detached Home In Popular South Belfast and South Facing Gardens
- Entrance Hall with Cloaks Cupboard
- Living Room and Separate Sitting Room
- Good Sized Kitchen Open Plan to Dining Room
- Utility Room and Cloakroom WC
- Four Well Proportioned Bedrooms
- Modern Shower Room
- Gas Heating/ Majority Double Glazed Windows
- Driveway parking / Attached Garage
- Delightful Front Gardens in Lawns with Beds in Shrubs & Bushes, South Facing Rear Gardens in Lawns with Hedging
- Excellent Location Close to All Lisburn Road Amenities and Into the City Centre
- Priced to Allow for Modernisation and Updating



The Property Comprises:

Ground Floor

Double hardwood front doors and fan light to:

ENTRANCE PORCH: Original floor, door and glazing to:

ENTRANCE HALL: Part wood panelled walls and plate rack, cloakroom, under stairs storage.



LIVING ROOM: 17' 2" x 11' 9" (5.23m x 3.58m) (at widest points). Marble fireplace with gas coal effect fire, wooden mantle, cornice ceiling, bay window, stained glass windows.



SITTING ROOM: 15' 2" x 12' 2" (4.62m x 3.71m) (at widest points). Cornice ceiling.



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FITTED KITCHEN OPEN PLAN TO DINING ROOM: 19' 1" x 12' 0" (5.82m x 3.66m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated hob, integrated oven, space for fridge/freezer, plumbed for dishwasher, part tiled walls.



REAR HALL/UTILITY AREA: uPVC door to rear. Old Belfast style sink, plumbed for washing machine, space for tumble dryer, gas boiler.

CLOAKROOM: Low flush wc, part tiled walls.

First Floor

LANDING:

BEDROOM (1): 13' 3" x 10' 9" (4.04m x 3.28m) (at widest points). Range of built-in robes.



BEDROOM (2): 12' 1" x 11' 0" (3.68m x 3.35m) (at widest points). Range of built-in robes with sliding doors.



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BEDROOM (3): 12' 4" x 9' 4" (3.76m x 2.84m) (at widest points).

BEDROOM (4): 9' 5" x 7' 8" (2.87m x 2.34m) (at widest points).



SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, bidet, fully tiled shower cubicle, fully tiled walls.



Outside

Front lawns with beds in bushes and trees. Driveway parking for one car to:

ATTACHED GARAGE 16' 2" x 8' 10" (4.93m x 2.69m) Up and over door.

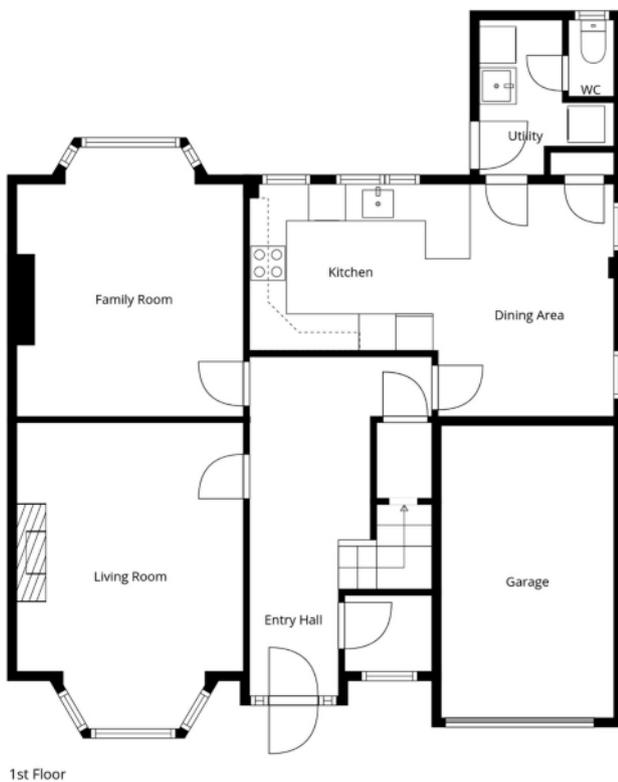
South facing enclosed rear gardens with good sized paved patio, lawns and hedging.



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Location:

From the Lisburn Road heading out of the City, Maryville Park is on the left hand side before Balmoral Avenue from the Lisburn Road.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
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