



This attractive, detached home occupies a superb much sought after residential location in the heart of Malone. There are a host of amenities walking distance away on the thriving Lisburn Road along with leading schools, cafes, bars, shops and restaurants.

The property is priced to allow for extensive updating and renovation. The accommodation comprises; entrance hall with cloakroom wc, lounge, dining room and fitted kitchen. There are three well proportioned bedrooms and a bathroom with separate wc.

The house is ideally complimented by the south facing rear gardens in lawns with paved patio area and concrete car parking for 2 or 3 cars to the front and landscaped front beds.

This property is sure to appeal to any new buyers who wish to renovate and finish to their own individual needs.

Early inspection is highly recommended.

Offers Over  
£395,000

98 Marlborough Park  
Central,  
BELFAST,  
BT9 6HP

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Viewing by  
appointment  
through agent  
028 9066 3030



- Attractive Detached Home in Need of Modernisation with South Facing Rear Gardens
- Entrance Hall with Cloakroom/wc
- Lounge with Brick Fireplace
- Separate Dining Room
- Fitted Kitchen
- Three Well Proportioned Bedrooms
- Main Bathroom and Separate wc
- Oil Fired Central Heating / Partially Double Glazed Windows
- Concrete Driveway Parking and Garage (Which Needs Complete Renovation)
- Front Beds and South Facing Rear Gardens in Lawns with Paved Patio Area and Mature Apple Trees
- Walking Distance of Many Local Amenities; Cranmore Park & all the Shops & Restaurants the Lisburn Road has to Offer

The Property Comprises:

## Ground Floor

uPVC front door to:

ENTRANCE HALL: Cornice ceiling, part panelled walls, sanded and varnished floorboards.

CLOAKROOM/WC: Coloured suite comprising low flush wc, wash hand basin.

LOUNGE: 14' 3" x 13' 1" (4.34m x 3.99m) Brick fireplace with tiled hearth, wooden mantle, cornice ceiling, sanded and varnished floorboards.



DINING ROOM: 11' 7" x 10' 4" (3.53m x 3.15m) Hole in the wall fireplace, cornice ceiling, sanded and varnished floorboards.



KITCHEN: 13' 6" x 7' 9" (4.11m x 2.36m) Wooden range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for cooker, space for fridge/freezer, plumbed for washing machine, part tiled walls.



First Floor

LANDING: Stained glass window, hotpress. Access to roofspace.



BEDROOM (1): 14' 3" x 10' 1" (4.34m x 3.07m) Cornice ceiling.



BEDROOM (2): 11' 7" x 10' 5" (3.53m x 3.18m) Built-in robes.



BEDROOM (3): 8' 6" x 7' 8" (2.59m x 2.34m) Cornice ceiling.



BATHROOM: White suite comprising pedestal wash hand basin, panelled bath, fully tiled walls, shower screen, part tiled walls.

SEPARATE WC: Low flush wc, part tiled walls.



Outside

Concrete driveway with parking for 2-3 cars accessed via gates. Mature shrubs, bushes and trees.

DETACHED GARAGE: (Needs knocked down). Up and over door, boiler house with oil fired boiler, uPVC oil tank.

Delightful south facing rear gardens in lawns with mature apple tree and paved patio area.

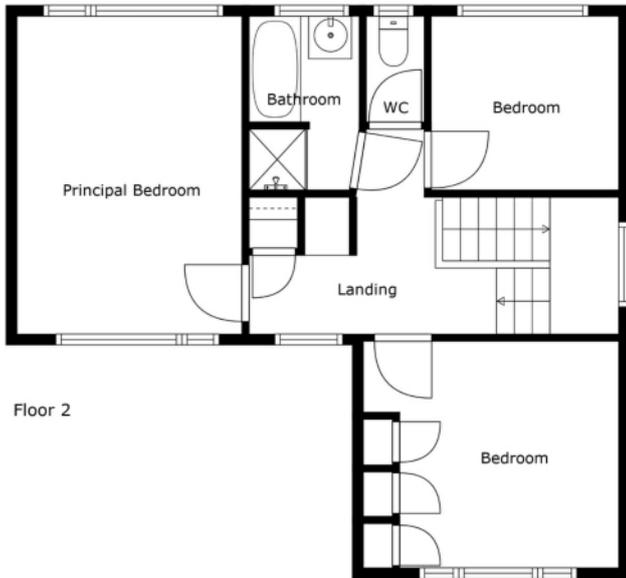


Location:

From the Lisburn Road heading out of the City,  
Marlborough Park is on the left after the Chelsea Bar  
and then straight ahead onto Marlborough Park Central.

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

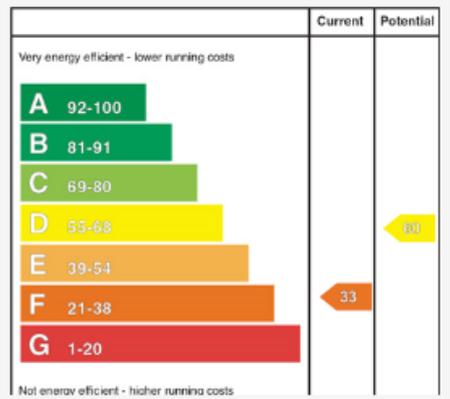


Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

### Energy Rating

Epc Type: Domestic  
 Current: F33  
 Potential: D60  
 EPC Landmark Code: 0280-0218-7905-7803-5804  
[Epc Certificate](#)



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