

simon**BRIEN**
RESIDENTIAL

12 Malton Rise,
Belfast, BT9 6HY



Offers Over £99,950

Telephone 02890 668888
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KEY FEATURES

- Mid Terrace Property
- Three Bedrooms
- Open Plan Kitchen & Dining Area
- Spacious Living Room
- Fitted Bathroom With Separate Shower
- Oil Fired Central Heating
- uPVC Double Glazed Windows
- Paved Parking To The Front
- Enclosed Paved Garden
- Early Viewing Recommended

SUMMARY

Conveniently located off the Upper Malone Road in Belfast this deceptively spacious mid terrace is sure to attract a wide variety of interest. The property offers easy access to Belfast City Centre and Finaghy with all the day to day amenities one would need close at hand.

The ground floor features a bright and spacious front living room and kitchen open plan to dining area. The first floor comprises of three bedrooms and a bathroom.

This property also features paved parking to the front & paved rear garden.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

uPVC front door leading to:

RECEPTION HALL:

Laminate wooden floor.

LIVING ROOM:

13' 4" x 11' 9" (4.06m x 3.58m)

Laminate wooden floor. Tiled fireplace with wooden surround.

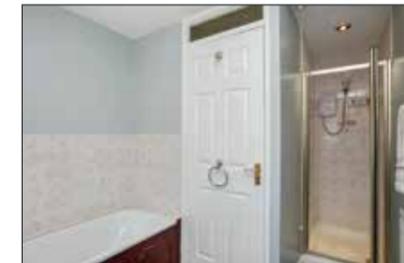
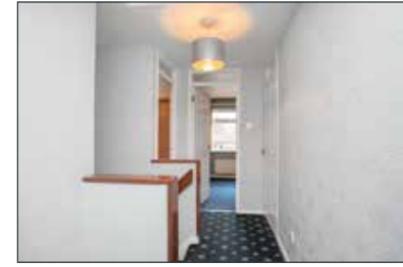
KITCHEN / DINING AREA:

17' 7" x 11' 4" (5.35m x 3.45m)

Range of high and low level units. 4 ring ceramic hob with electric oven underneath. Stainless steel sink unit. Plumbed for dishwasher. Partially tiled walls. Extractor fan. Storage cupboard.

BACK HALLWAY:

uPVC door leading to outside. Ceramic tiled floor.



DOWNSTAIR WC:

Low flush WC. Pedestal wash hand basin. Ceramic tiled floor.

FIRST FLOOR

LANDING:

Access to roof space. Storage cupboard.

MAIN BEDROOM:

11' 5" x 10' 2" (3.48m x 3.11m)

Storage cupboard.

BEDROOM (2):

11' 5" x 10' 2" (3.47m x 3.10m)

Storage cupboard.

BEDROOM (3):

8' 10" x 6' 11" (2.70m x 2.11m)

BATHROOM:

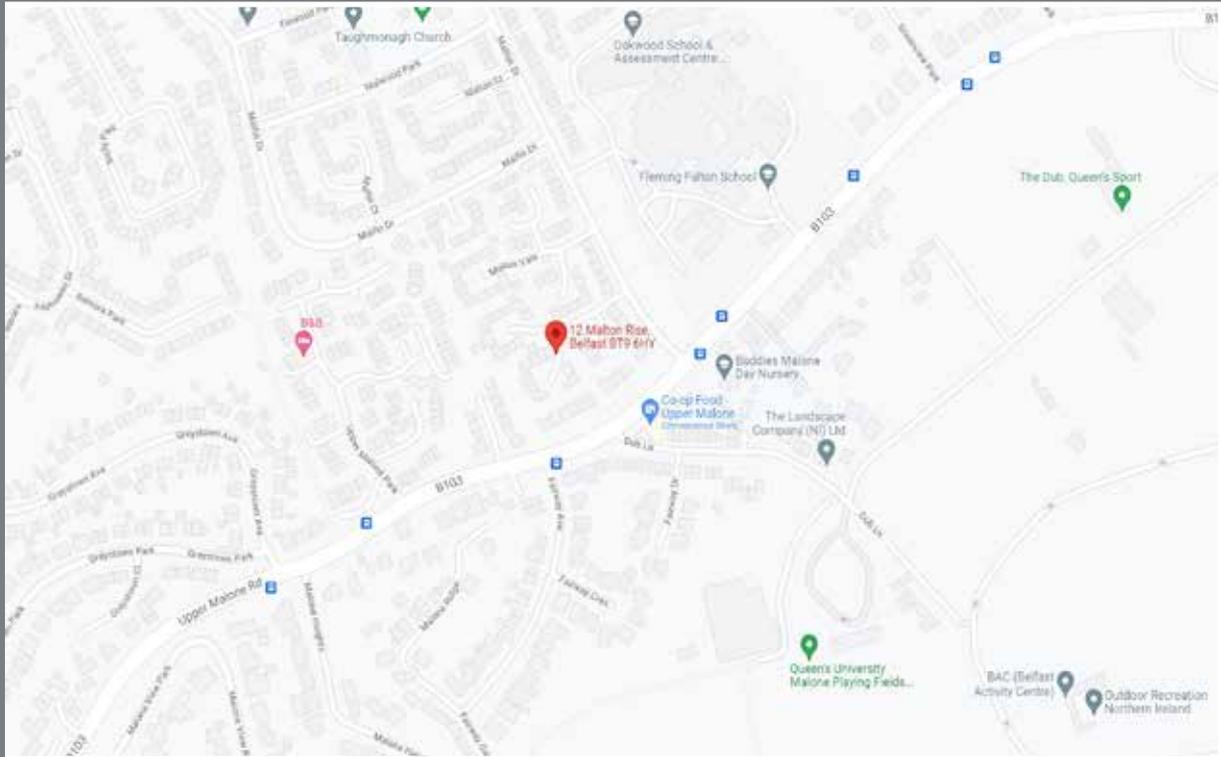
Fully tiled shower cubicle with 'Redring' electric shower. Low flush WC. Pedestal wash hand basin. Partially tiled walls. Ceramic tiled floor. Low voltage spotlighting.

OUTSIDE

Paved parking area to the front. Enclosed paved rear garden with oil fired boiler and oil tank.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

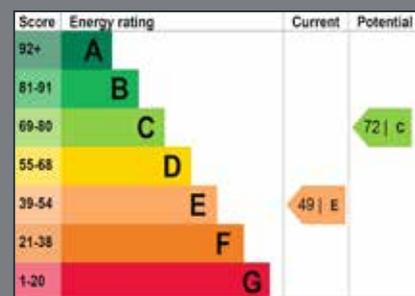


Lettings Department

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REF: RL/B/22/SO



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