



## 127 Malone Avenue, Belfast, BT9 6EQ

**Price Guide £225,000**

This semi detached home is conveniently located just off the Lisburn Road in South Belfast. Full of character & charm throughout, the accommodation is spacious and comprises lounge, dining room, kitchen, ground floor W.C, three good sized bedrooms & bathroom suite with separate W.C. Outside there is an enclosed garden to rear in lawn. A further advantage is a driveway to front providing off street parking. Oil fired central heating & PVC double glazing are both in place. Within walking distance to many amenities including Queens University, City Hospital & Belfast City Centre this home also offers convenience to the many shops, cafes & restaurants off the Lisburn Road.

- Charming Semi Detached Home In A Most Convenient Location
- Two Reception Rooms
- Downstairs W.C
- Driveway Providing Off Street Parking
- Easy Access To Belfast City Centre & Queens University
- Three Generous Bedrooms
- First Floor Bathroom Suite With Separate W.C
- Enclosed Mature Rear Garden In Lawn
- Walking Distance To Shops, Restaurants & Cafes Off The Lisburn Road
- Ideal Opportunity For A Range Of Potential Purchasers

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| Northern Ireland                            |   | 61      | 35        |
| EU Directive 2002/91/EC                     |   |         |           |

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
RECEPTION HALL**



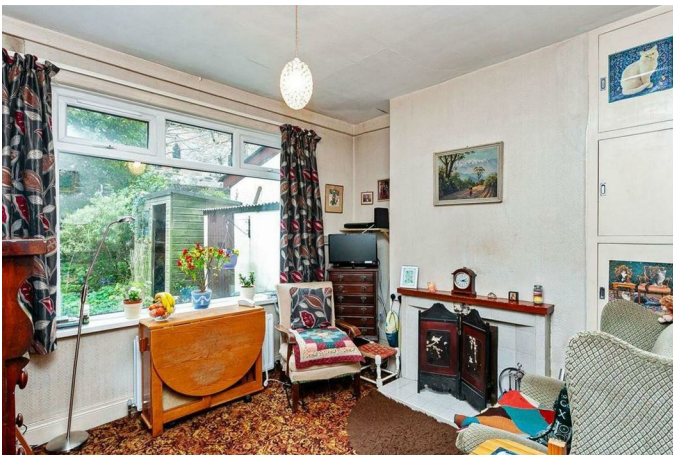
PVC front door.

**LOUNGE 13'5" x 12'9" (4.1 x 3.9)**



Bay window. Attractive fireplace.

**DINING ROOM 11'1" x 12'1" (3.4 x 3.7)**



Built in cupboard space. Tiled fireplace.

**KITCHEN 12'5" x 9'6" (3.8 x 2.9)**



Range of high and low level units, double drainer stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls.

**W.C**

Low flush W.C.

**ON THE FIRST FLOOR**

**BEDROOM ONE 11'1" x 10'5" (3.4 x 3.2)**



**BEDROOM TWO 11'1" x 10'5" (3.4 x 3.2)**



### BEDROOM THREE 8'6" x 9'0" (2.6 x 2.75)



### BATHROOM

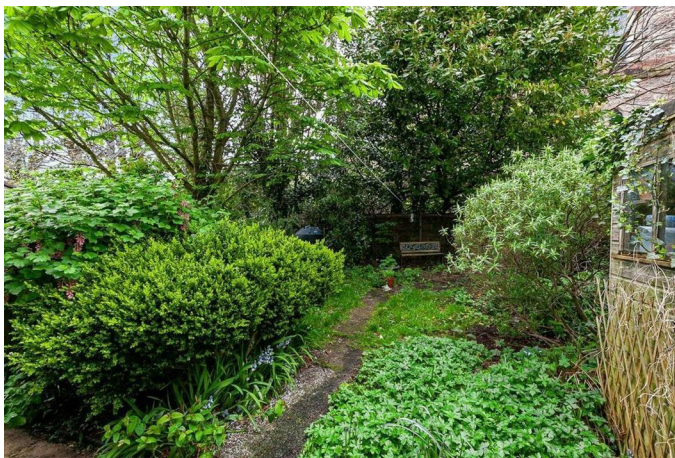


Comprising panel bath, pedestal wash hand basin.

### W.C

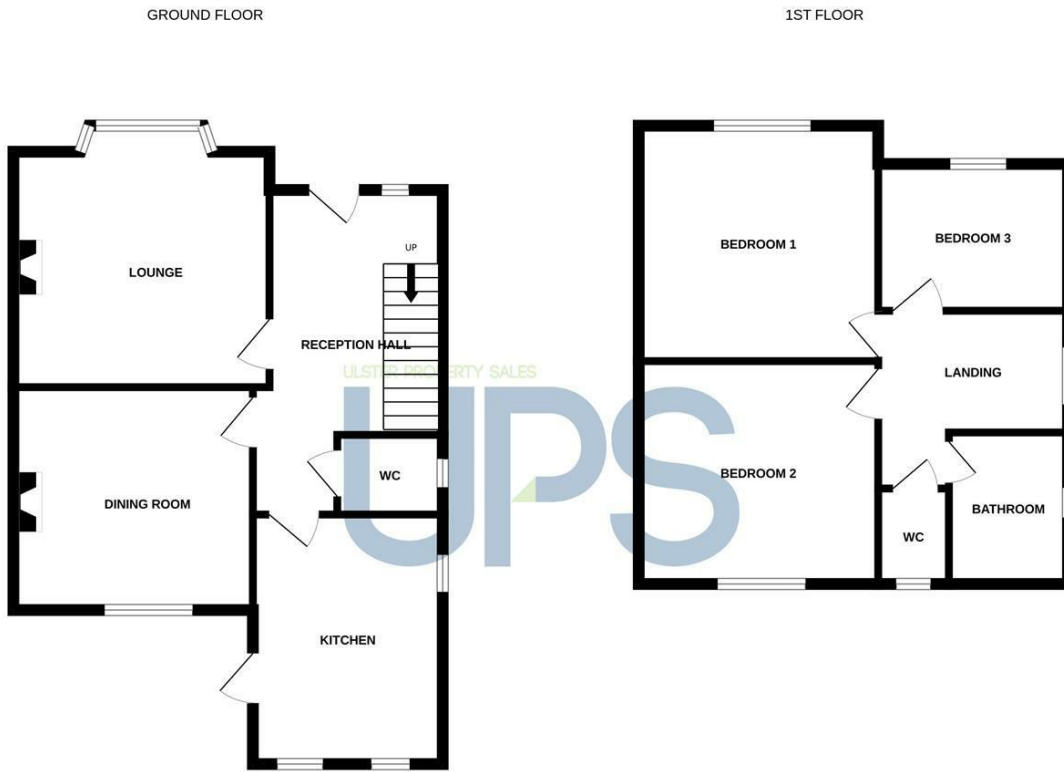
Low flush W.C.

### OUTSIDE



Enclosed garden to rear in lawn. Driveway to front providing off street parking.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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