



2

Bedrooms



1

Bathroom



2

Receptions





- BRAND NEW ROOF, WINDOWS, GUTTERING & FACIAS
- OPEN-PLAN BAY-FRONTED LOUNGE/DINER
- STYLISH KITCHEN WITH BELFAST SINK & INTEGRATED APPLIANCES
- TWO SPACIOUS DOUBLE BEDROOMS & FURTHER SINGLE
- CONTEMPORARY BATHROOM WITH SHOWER OVER BATH
- UPMOST CURB APPEAL WITH NEWLY BLOCK PAVED DRIVEWAY FOR MULTIPLE
- ENCLOSED EXTENSIVE REAR GARDEN
- PERFECT FOR FIRST TIME BUYERS
- NO UPWARD CHAIN!





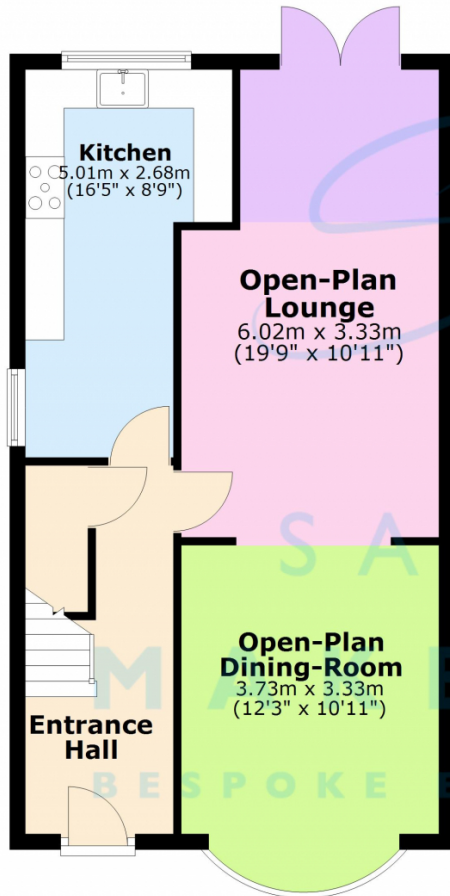
BE OUR GUEST, BE OUR GUEST, TIE YOUR NAPKIN ROUND YOUR NECKCHERIE, AND WE PROVIDE THE REST... WE ONLY LIVE TO SERVE AND TODAY IS A SPECTACULAR HOME...If you're in search of style, space, and sophistication, MARSTON AVENUE is the ultimate choice for you! This impeccably renovated THREE-BEDROOM semi-detached home is a true standout—move-in ready with new roof, windows and facias no expense has been spared! From the moment you arrive, the paved driveway offers parking for multiple vehicles, setting the tone for the exceptional quality within. Upon entering, the inviting hallway beckons you to unfold the rest of this stunning home. At the heart of this home lies the showstopping OPEN PLAN BAY FRONTED DINER AND LIVING AREA—a truly exceptional space crafted to dazzle. The kitchen is sleek, high-end integrated appliances to the stylish Belfast sink, and surround sound, perfect for casual gatherings, every detail has been meticulously designed with both form and function in mind. Whether hosting guests or relaxing with loved ones, this is a room that will make every occasion feel special. Unlike most homes, THREE BEDROOMS are generously proportioned doubles, providing the flexibility and space that are hard to come by. The contemporary bathroom exudes style and tranquillity, featuring a luxurious tiled, bath tub with shower, elegant tiling, and high-end fixtures. Step outside to discover a beautifully designed outdoor space, it is a real hidden gem with loads of potential. At the top, there's a patio area – perfect for summer BBQs or just relaxing with a coffee. Steps lead down to a HUGE stretch of lawn, lined with mature trees and shrubs, offering plenty of space to play, plant, or just enjoy. It's a bit overgrown in places, but with a little TLC, this outdoor space could be absolutely stunning and a real asset to the property. This recently renovated gem is truly move-in ready, making it the perfect place to call home, “So come on and lift your glass, you've won your own free pass to be your guest” Contact Samuel Makepeace Bespoke Estate Agents Today!



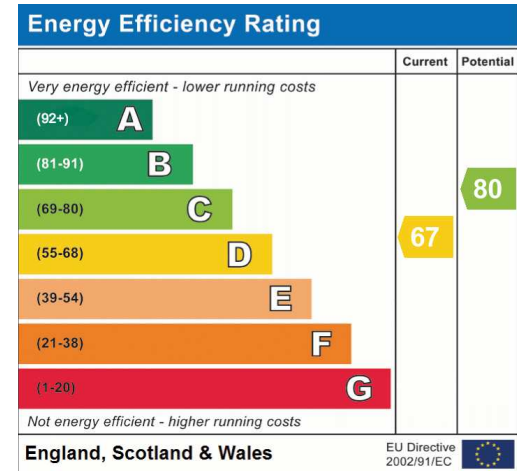
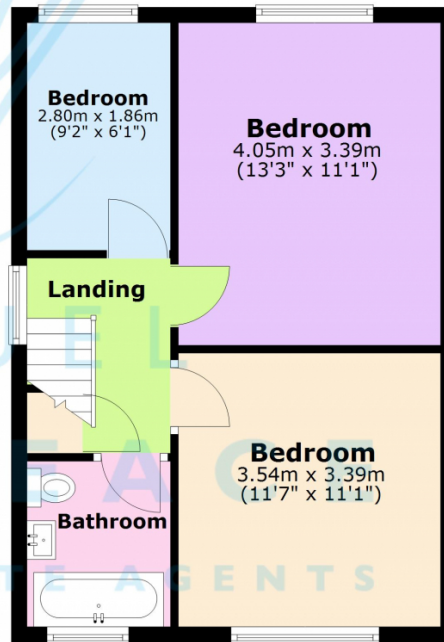




### Ground Floor



### First Floor



Address: 7 Marston Grove, ST1

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