



36 Sharman Road, Belfast, BT9 5FX

Price Guide £350,000

Beautifully presented, this extended semi detached home is conveniently located on the popular stretch of Sharman Road in South Belfast. The accommodation comprises two reception rooms, kitchen with dining area, three good size bedrooms, modern bathroom suite and converted roof space. Gas fired central heating and PVC double glazing are both in place. Outside, the property benefits from a detached garage, enclosed garden to rear and driveway to front providing off street parking. Stranmillis Primary School is one of the most popular in the locality while all the attractions of South Belfast are within a short walk or drive. Public transport is also regularly available close by.

- Beautifully Presented Semi Detached Home
- Two Spacious Reception Rooms
- Scavolini Italian Luxury Kitchen & Dining Area
- Modern Bathroom Suite
- Three Good Size Bedrooms
- Converted Roofspace
- uPVC Double Glazing / Gas Fired Central Heating
- Enclosed Rear Garden With Paved Patio
- Paved Front & Driveway
- Desirable Location Close To Leading Schools & Excellent Transport Links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	65
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

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



Composite front door, integrated alarm system, wood flooring and storage under stairs.

LOUNGE 12'0" x 12'0" (3.67 x 3.66)



Wood flooring.

DINING ROOM 14'10" x 10'11" (4.53 x 3.33)



Wood flooring and PVC patio doors to garden

KITCHEN 18'1" x 8'0" (5.5 x 2.44)



Range of high and low level units, Scavolini Italian Kitchen with quartz worktop bowl stainless steel sink unit, integrated dishwasher, integrated fridge, free standing electric oven with 4 ring hob, extractor hood, laminate flooring and part tiled walls.

ON THE FIRST FLOOR

BEDROOM ONE 11'7" x 10'4" (3.53 x 3.15)



Built in robes.

BEDROOM TWO 10'2" x 12'2" (3.1 x 3.71)



BEDROOM THREE 8'7" x 8'1" (2.62 x 2.46)



Wood flooring.

BATHROOM



White suite comprising low flush W.C., wash hand basin, power shower over bath, Ceramic tiled floor, fully tiled walls and recessed spot lighting.

FLOORED ROOFSpace 11'8" x 13'2" (3.56 x 4.01)



OUTSIDE

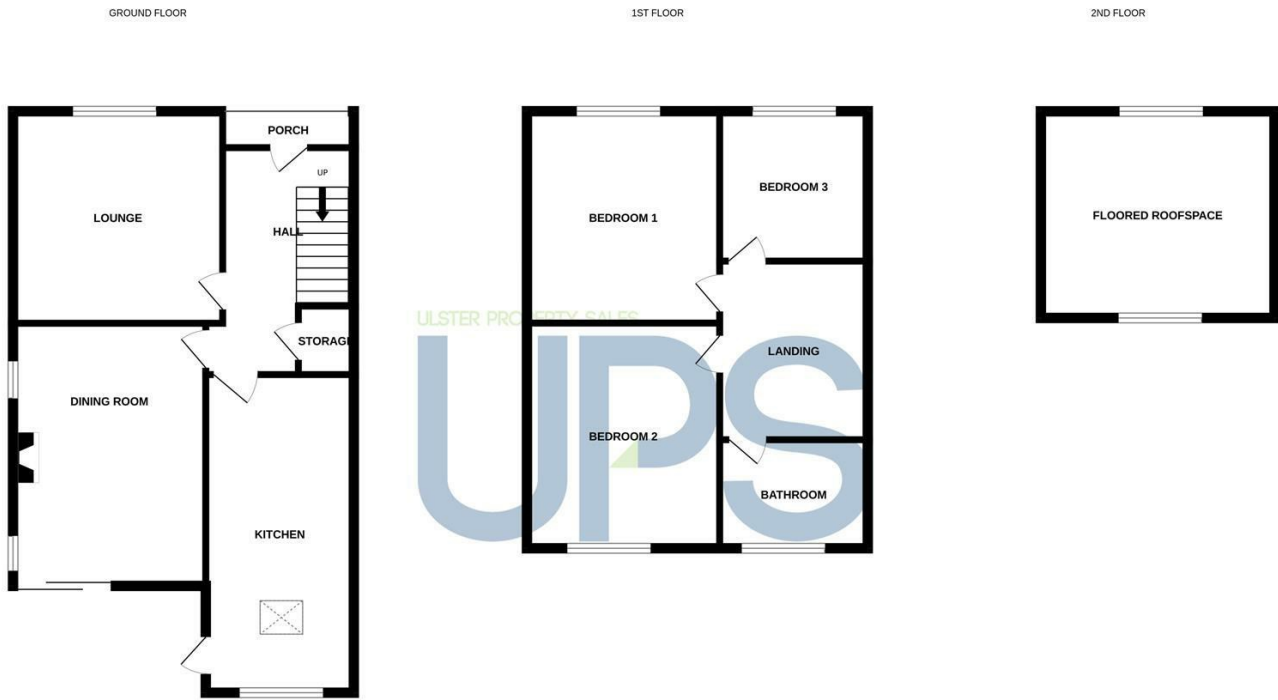


Enclosed rear garden with paved patio. EV charger. Paved front and driveway.



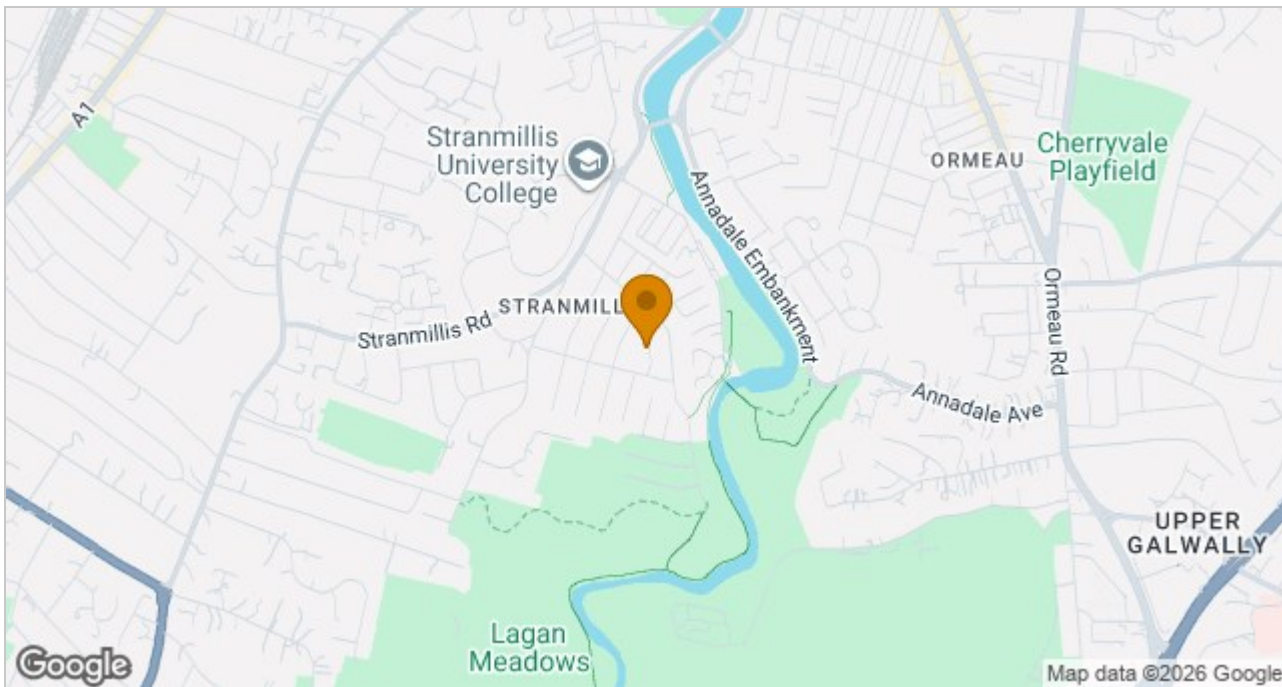
DETACHED GARAGE
Wired and plumbed.

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



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