

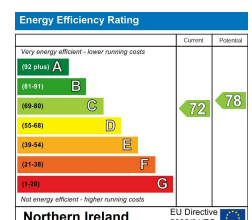


96 Sharman Road, Belfast, BT9 5HE

Price Guide £375,000

We are pleased to offer for sale this beautifully presented semi detached home, conveniently located on the popular Sharman Road, Stranmillis. The accommodation comprises front living room, kitchen open plan to dining room, three excellent bedrooms and bathroom. Gas fired central heating and PVC double glazing are both in place. Outside, the property benefits from a detached garage, extensive enclosed garden to rear with two patio areas & 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. View now to avoid disappointment.

- Beautiful Semi - Detached Home Located In The Popular Stranmillis Area
- Front Living Room
- Gas Fired Central Heating / PVC Double Glazing
- Detached Garage & Spacious Driveway
- An Ideal Home For The First Time Buyer Or Young Family
- Three Good Sized Bedrooms
- Kitchen Open Plan To Dining Room With Double Doors Leading To Enclosed Garden
- Extensive Rear Garden In Lawn With Two Patio Areas, Garden To Front
- Within Walking Distance To Stranmillis Primary School & The Lagan Tow Path
- Ready To Move Into

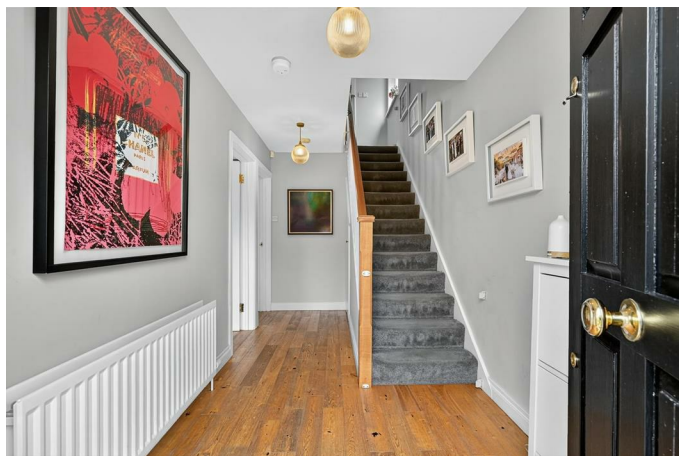


**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door with side glass panels.

RECEPTION HALL



Solid wood floor, storage under stairs.

LIVING ROOM 10'2" x 10'2" (3.1 x 3.1)



Wood floor. Recessed spotlighting.

KITCHEN / DINING 17'8" x 14'5" (5.4 x 4.4)



Range of high and low level units,

integrated oven, 4 ring hob, extractor fan, integrated fridge / freezer, plumbed for washing machine, integrated dishwasher. Herringbone wood floor, recessed spotlighting, double doors to garden.



ON THE FIRST FLOOR

BEDROOM ONE 13'5" x 10'2" (4.1 x 3.1)



BEDROOM TWO 11'1" x 10'2" (3.4 x 3.1)

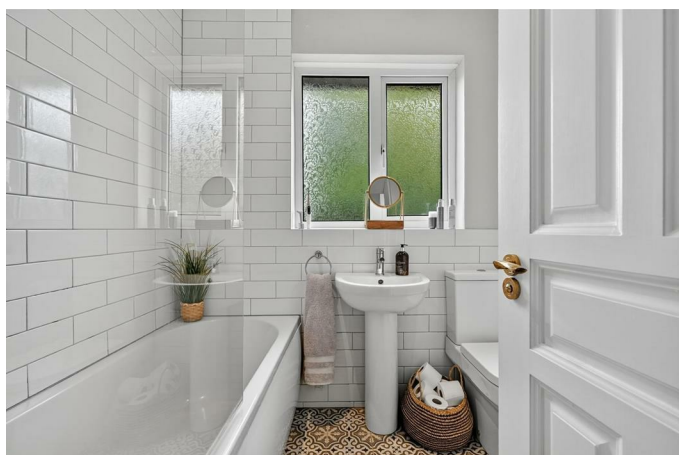


BEDROOM THREE 11'1" x 6'10" (3.4 x 2.1)



Built in storage.

BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over, part tiled walls, tiled floor.

OUTSIDE

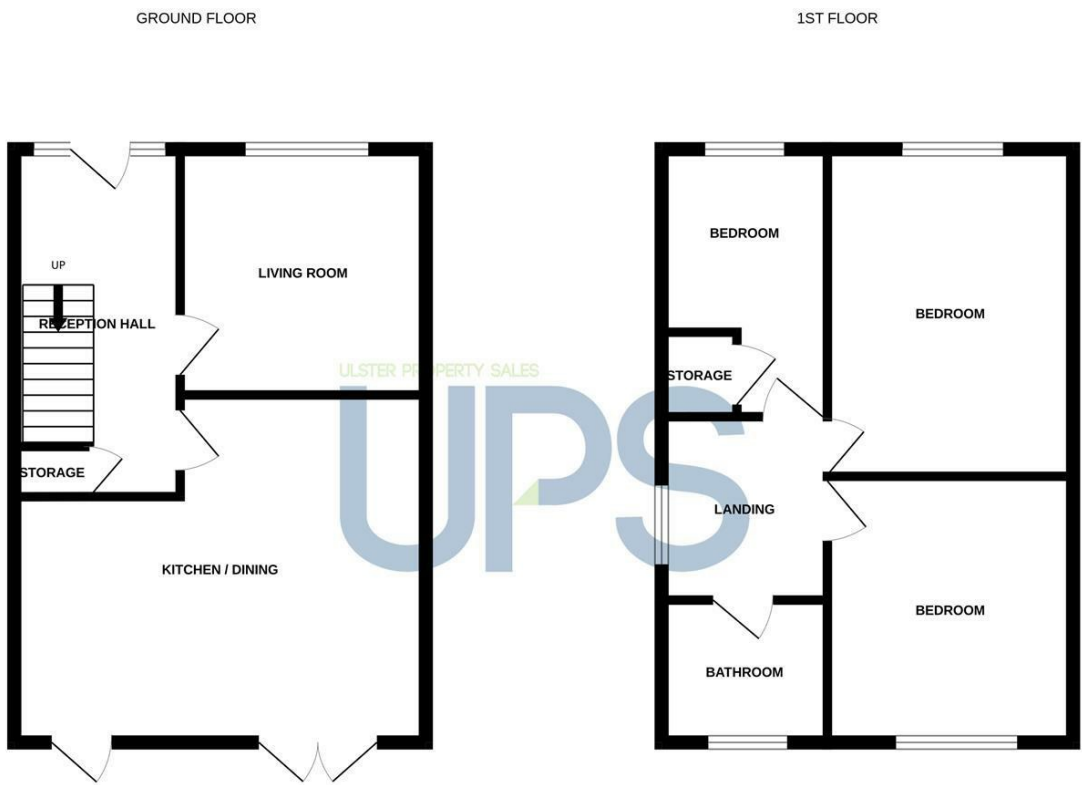


Large enclosed rear garden in lawn with two patio areas, front garden in lawn. Spacious driveway.



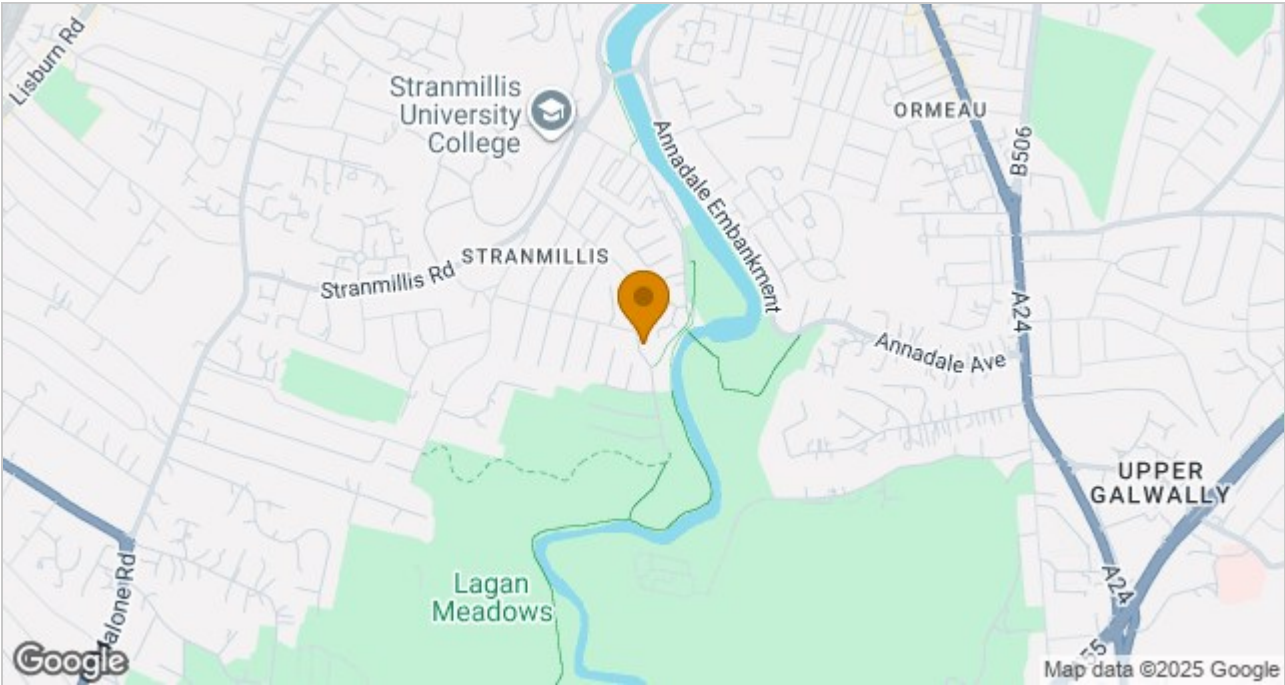
DETACHED GARAGE 17'8" x 10'5" (5.4 x 3.2)

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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