



## 8 Osborne Drive, Belfast, BT9 6LG

**Price Guide £395,000**

Located just moments from the Lisburn Road, this semi - detached home is situated in one of Malone's most popular & convenient locations. The property offers character and charm throughout and will appeal to a range of prospective purchasers. The downstairs accommodation is bright and spacious, comprising of a reception room, kitchen and lounge with feature multi fuel stove and bi fold doors leading to enclosed rear garden & W.C. On the first floor there are three bedrooms and bathroom suite. Outside there is an enclosed garden to rear, garage and driveway providing off street parking. Gas fired central heating & PVC double glazing are both in place. Also of note is planning permission which has been granted to allow a single storey side extension and first floor rear extension should the new owner wish to do so. Close to the many social, cultural & educational amenities offered by the surrounding area internal viewing is highly recommended.

- Well Presented Semi - Detached Home
- Three Good Sized Bedrooms
- Two Reception Rooms / Lounge With Feature Multi Fuel Stove & Bi-Fold Doors To Garden
- Kitchen With Range Of Units
- Bathroom Suite With Bath & Separate Shower
- Enclosed Rear Garden / Garage
- Driveway Providing Off Street Parking
- Gas Fired Central Heating / Double Glazing
- Convenient Location Within Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E	68	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

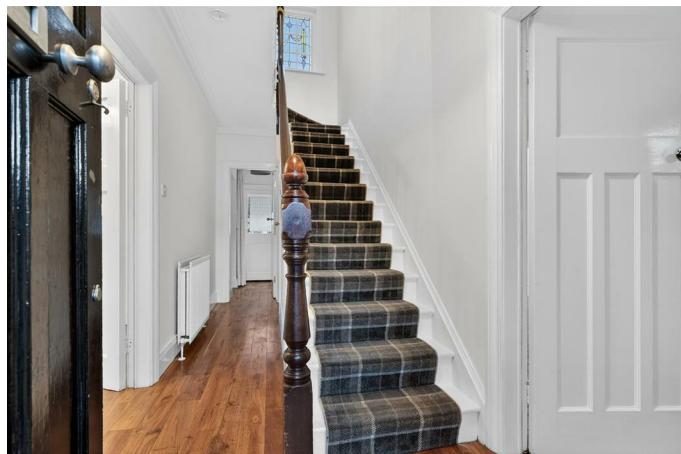
## THE ACCOMMODATION COMPRISSES

### ON THE GROUND FLOOR

#### ENTRANCE

Open porch. Hardwood front door with attractive leaded glass panels.

#### RECEPTION HALL



Solid wood floor.

#### LOUNGE 22'7" x 9'10" (6.9 x 3.0)



Solid wood floor. Multi fuel stove. Bi-fold doors to rear patio.



#### LIVING ROOM 12'9" x 9'6" (3.9 x 2.9)



Solid wood floor.

#### KITCHEN 16'0" x 9'6" (4.9 x 2.9)

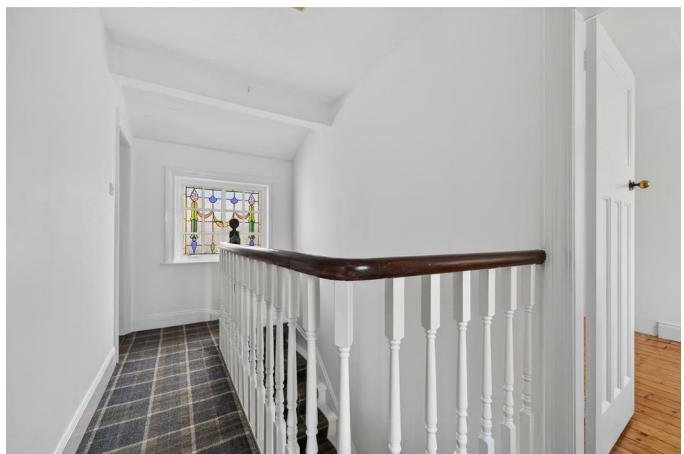


Range of high and low level units, sink unit with mixer tap, 4 ring electric hob, stainless steel extractor fan, part tiled walls, double wall mounted oven, plumbed for dishwasher.

#### W.C

Low flush W.C, pedestal wash hand basin.

### ON THE FIRST FLOOR



Access to roof space via slingsby ladder.

### BEDROOM ONE 12'1" x 9'10" (3.7 x 3.0)



Solid wood floor. Attractive Oriel window.

### BEDROOM TWO 12'9" x 9'10" (3.9 x 3.0)



Solid wood floor.

### BEDROOM THREE 9'6" x 9'2" (2.9 x 2.8)



Excellent range of built in robes and cupboards.

### BATHROOM



White suite comprising panel bath, enclosed shower, pedestal wash hand basin, low flush W.C, heated towel rail, part tiled walls, tiled floor.

### OUTSIDE



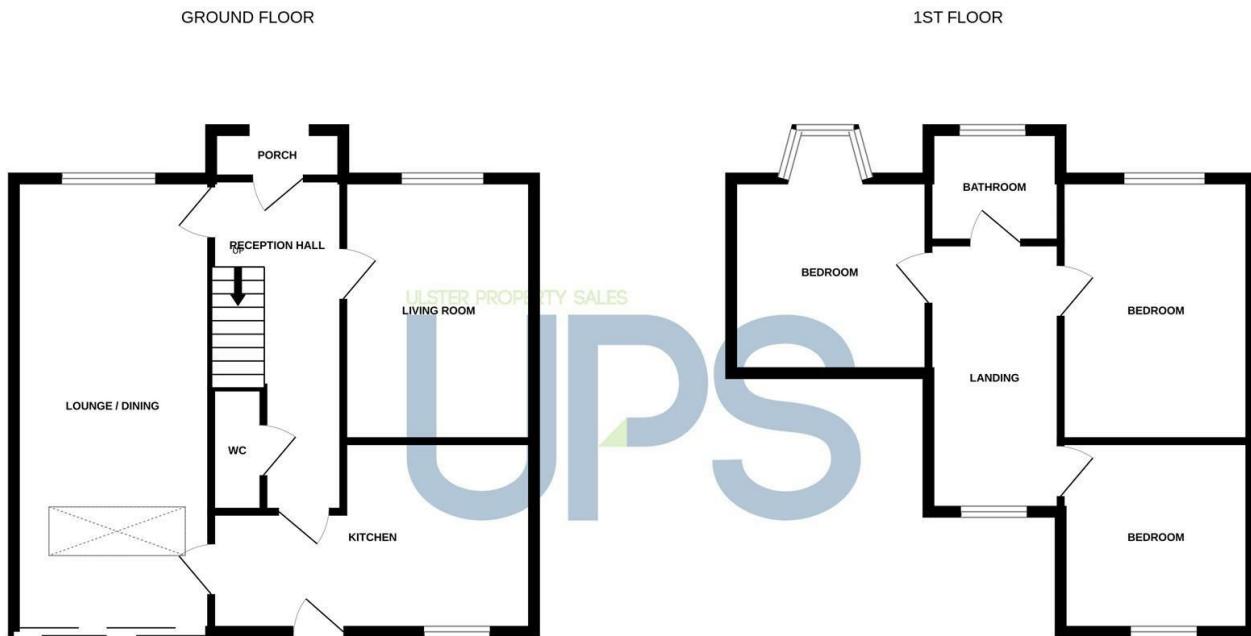
Attractive patio garden to rear. Driveway to front providing off street parking.



### GARAGE 13'1".26'2" x 10'5" (4..8 x 3.2)

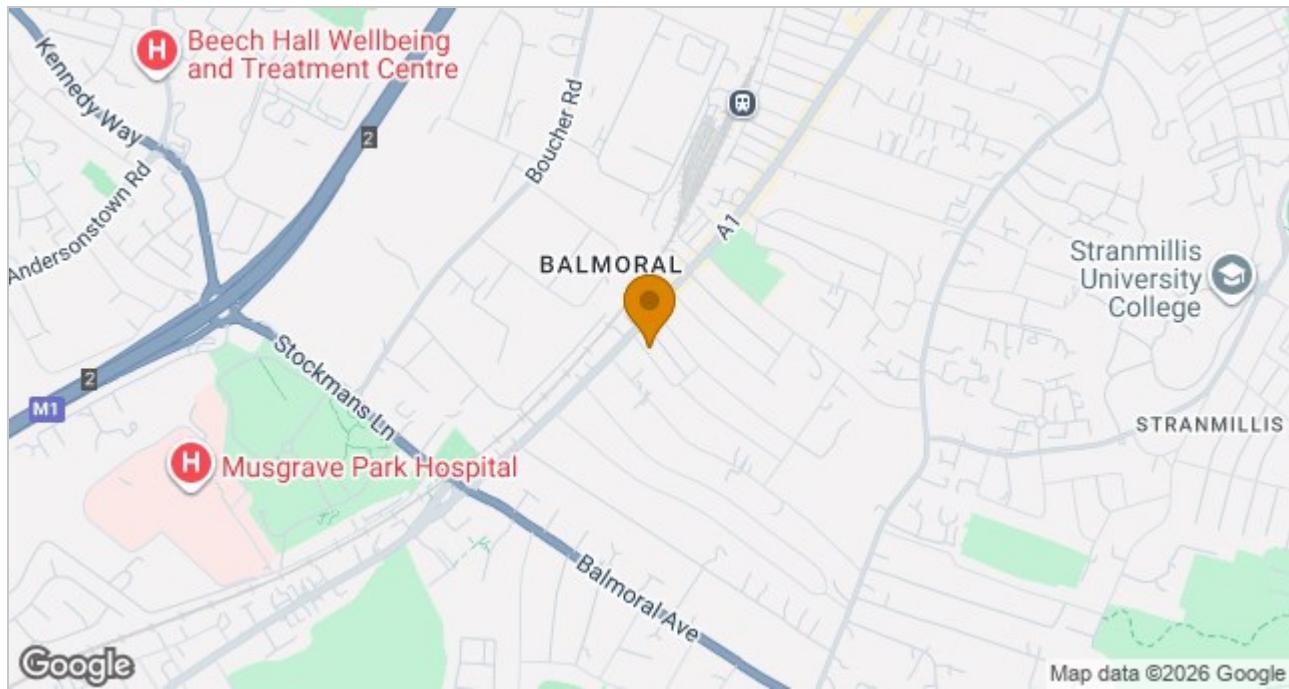
Up & over door, plumbed & wired.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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