

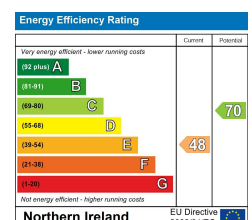


43 Sharman Road, Belfast, BT9 5FX

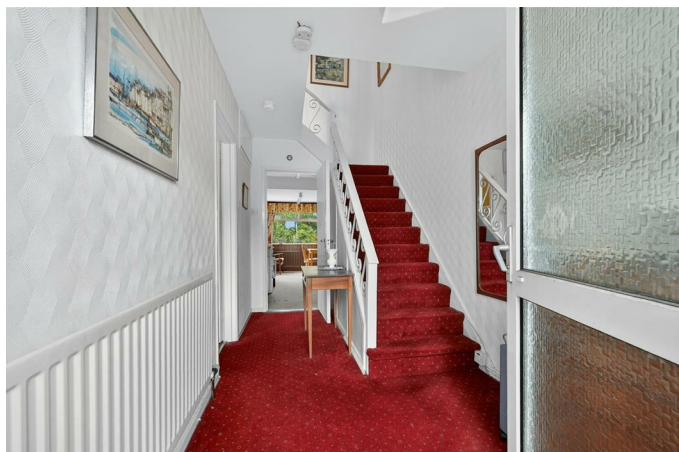
Price Guide £275,000

We are pleased to offer for sale this semi detached home, conveniently located on the popular Sharman Road, Stranmillis. The accommodation comprises open plan living / dining room, kitchen, three good size bedrooms and bathroom. Oil fired central heating and PVC double glazing are both in place. Outside, the property benefits from a detached garage, enclosed garden to rear & 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.

- Three Bedroom Semi - Detached Home
- Kitchen With Dining Area
- Enclosed Rear Garden, Front Garden, Detached Garage & Driveway
- Priced To Allow For Modernisation
- Open Plan Living / Dining Room
- Oil Fired Central Heating / PVC Double Glazing
- Sought After Location Within Walking Distance To The Lagan Tow Path & Stranmillis Primary School
- Ideal For The First Time Buyer Or Growing Family



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



Sliding patio doors to entrance porch. Glass panelled PVC front door. Storage under stairs.

LIVING / DINING 23'3" x 11'5" (7.1 x 3.5)



Tiled fireplace.



KITCHEN 16'0" x 7'6" (4.9 x 2.3)



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

ON THE FIRST FLOOR

Access to roof space via slingsby ladder.

BEDROOM ONE 11'5" x 10'2" (3.5 x 3.1)



BEDROOM TWO 11'5" x 10'2" (3.5 x 3.1)

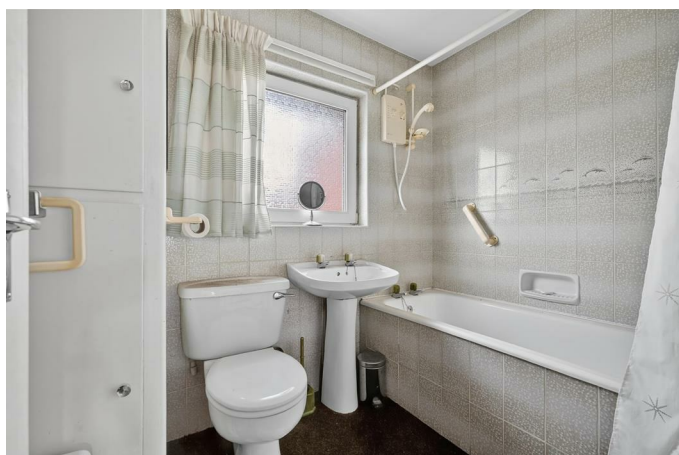


BEDROOM THREE 8'2" x 7'6" (2.5 x 2.3)



Built in robe.

BATHROOM



Tiled bath with electric shower over, pedestal wash hand basin, low flush W.C fully tiled walls. Hot press.

OUTSIDE

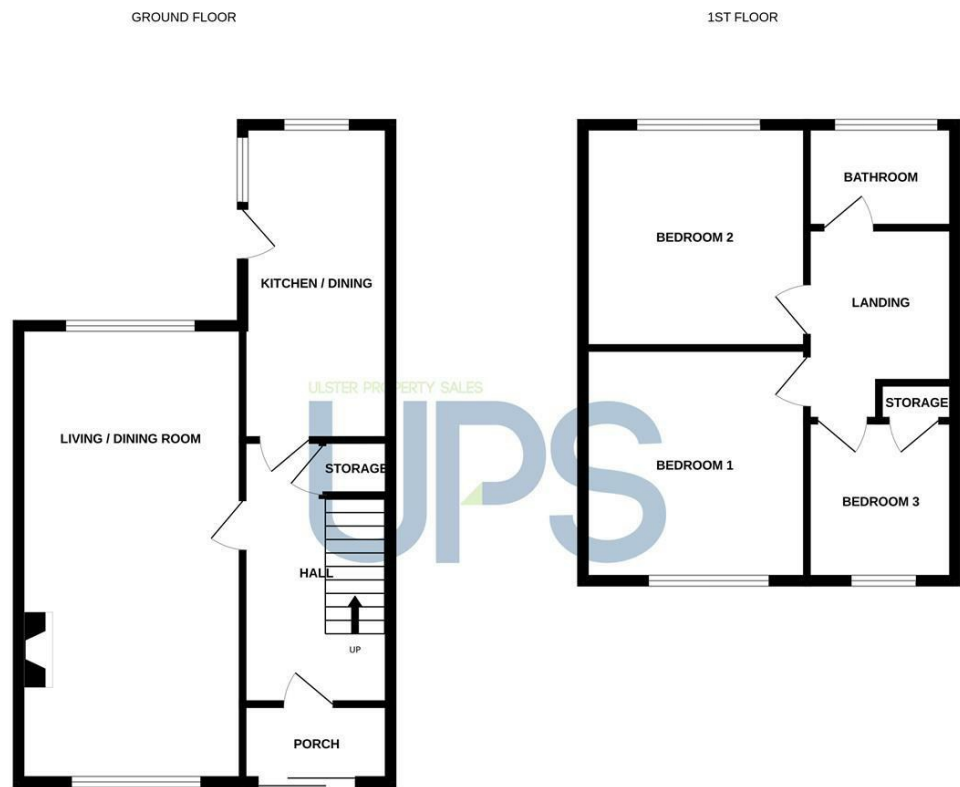


Enclosed rear garden, driveway to front, garden area to front.

DETACHED GARAGE

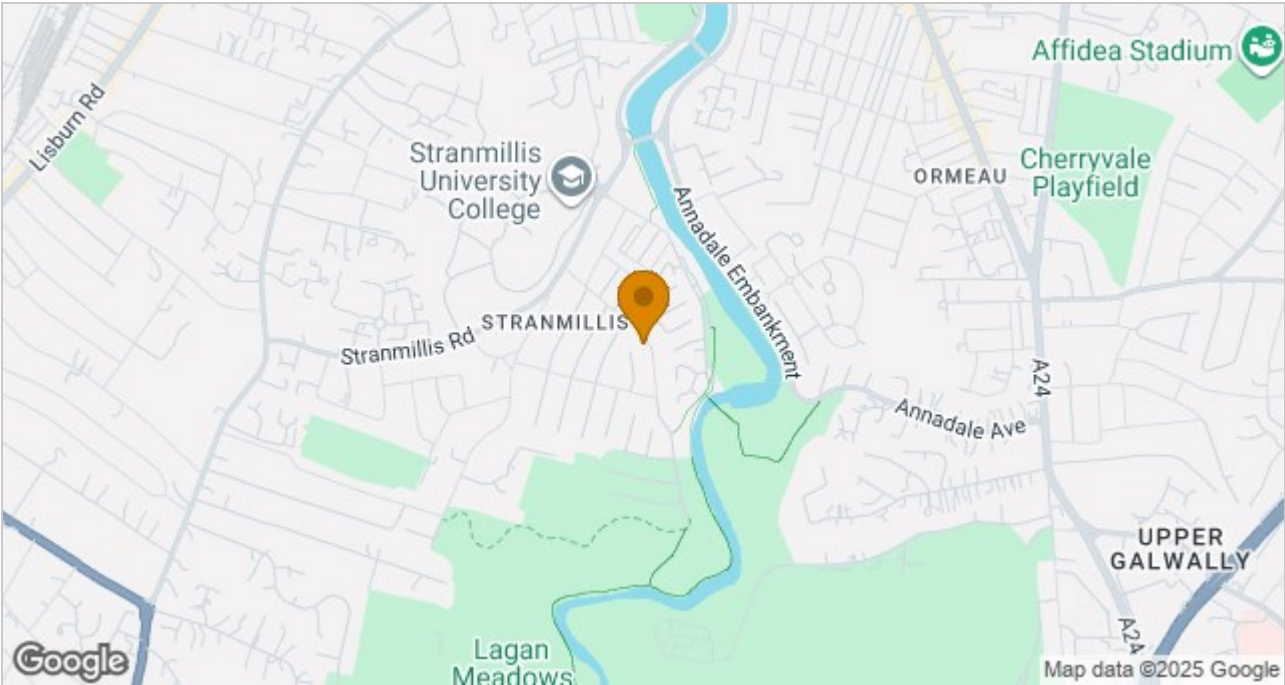
Up & over door. Oil boiler.

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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