



86 Sharman Road, Belfast, BT9 5HE

Price Guide £325,000

This attractive semi-detached home is ideally situated on the ever-popular Sharman Road in Stranmillis, offering both convenience and comfortable living. The property boasts spacious accommodation throughout, including two well-proportioned reception rooms, a fitted kitchen, three generous bedrooms, and a family bathroom. Externally, the home benefits from a detached garage, a private enclosed rear garden with a patio area and a driveway to the front providing off-street parking. Located in a highly sought-after area, the property is a few minutes walk to the renowned Stranmillis Primary School and close to leading Grammar & Secondary Schools and wide range of amenities in South Belfast. Excellent public transport links are also easily accessible nearby. Early viewing is highly recommended to fully appreciate all that this home has to offer.

- Well Presented Semi - Detached Home
- Two Generous Reception Rooms
- Oil Fired Central Heating & Double Glazed Windows
- Enclosed Rear Garden In Lawn & Front Garden In Lawn
- Ideal Family Home
- Three Good Sized Bedrooms
- Fitted Kitchen & Bathroom Suite
- Detached Garage & Driveway To Front Providing Off Street Parking For Two Cars
- Within A Few Minutes Walk of Stranmillis Primary School And The Lagan Towpath
- Close To Excellent Transport Links & Within Commuting Distance To Belfast City Centre

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	42

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

IN THE GROUND FLOOR

ENTRANCE

Composite front door with glass panel insets.

RECEPTION HALL



Storage under stairs.

RECEPTION ONE 10'5" x 10'9" (3.2 x 3.3)



Laminate wood flooring.

RECEPTION TWO 14'1" x 10'9" (4.3 x 3.3)



Tiled fireplace.



KITCHEN 10'9" x 7'2" (3.3 x 2.2)



High and low level units, plumbed for washing machine, integrated oven, 4 ring hob, concealed extractor fan, plumbed for dishwasher, space for fridge freezer, part tiled walls, single drainer stainless steel sink unit with mixer tap.

ON THE FIRST FLOOR



Landing has access to part floored, standing-height roof space with light source.

BEDROOM ONE 13'5" x 10'9" (4.1 x 3.3)



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



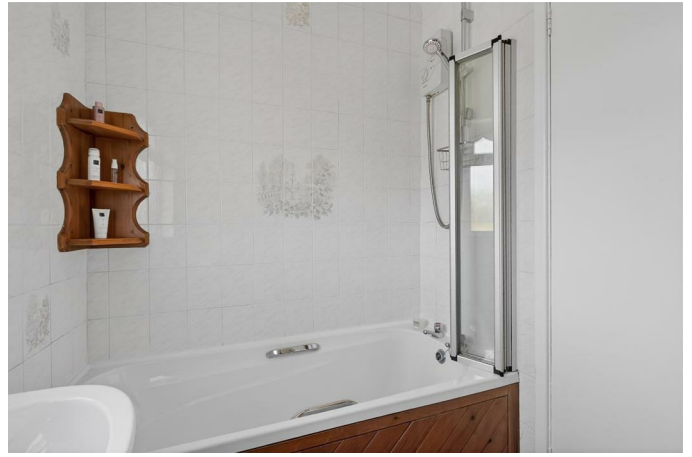
Built in storage.

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



Built in storage.

BATHROOM



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

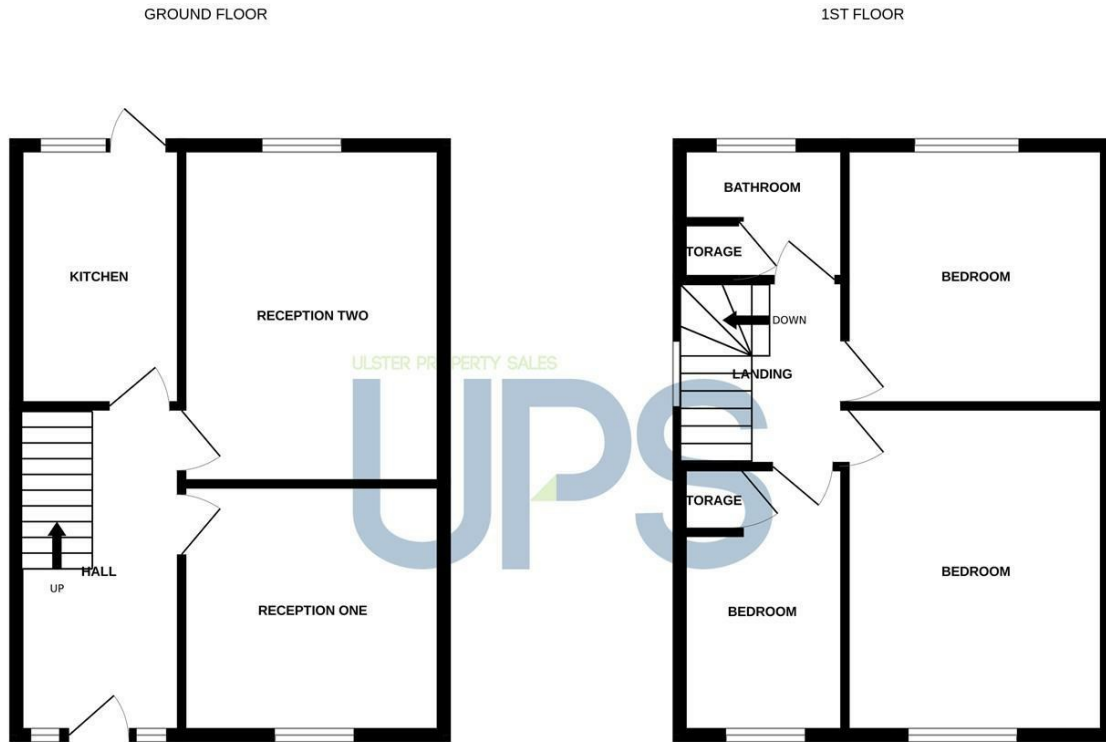
OUTSIDE



Enclosed rear garden in lawn with paved patio area. Front garden in lawn. Detached garage with light and power. Driveway providing off street parking for two cars.

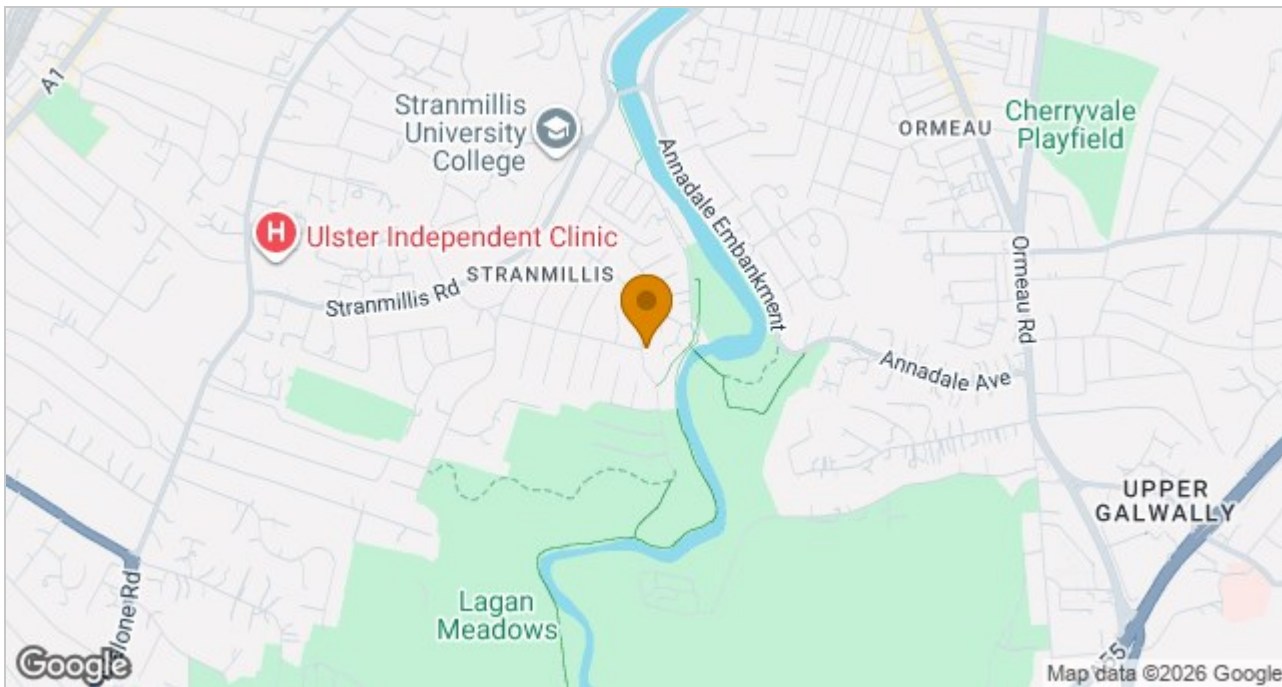


Floor Plan



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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