



67 Osborne Drive,
Belfast,
BT9 6LJ

Offers Over
£695,000

Viewing by
appointment with
& through agent
028 90 663030





Stunning, extended four bedroom, detached home with a modern, homely ambience and south facing rear gardens. This well proportioned property is ideally located within a short distance of the Lisburn Road and is extremely convenient to the many amenities in the area and access into the City Centre.

The accommodation comprises, spacious and bright entrance hall with extensive built in cloaks area, utility room and cloakroom wc. The extended modern fitted kitchen is open plan to casual living and dining room with sliding door access to south facing garden. There are two formal reception rooms to the front with wood burning stove and a fourth

bedroom or home office with access to the garden. There are three good sized bedrooms and modern bathroom.

The property benefits from gas heating and double glazed windows. There are well maintained gardens to the front and south facing lawns and large patio gardens to the rear with excellent garden storage and driveway parking.

We anticipate demand will be high thus early viewing is encouraged.



- Stunning, Extended Four Bedroom, Detached Home which is Finished to a High Standard and South Facing Rear Gardens
 - High Level of Specification throughout with Modern Homely Ambience
 - Entrance Hall with Bespoke Birch Plywood Built in Cloaks Area
 - Cloakroom wc and Utility Room
 - Formal Lounge with Wood Burning Stove and Glazed Doors to Dining Room
 - Large Open Plan Modern Fitted Kitchen with Vaulted Ceiling and Casual Living and Dining Area, Access to South Facing Rear Gardens
 - Hot and filtered water tap in kitchen
 - Three Well Proportioned Bedrooms
 - Bedroom Four on the Ground Floor or Home Office with Access to Rear Garden
 - Modern Bathroom
 - Gas Heating / Recently Installed Gas Boiler
 - Double and Triple Glazed Windows
 - Underfloor Heating Through Entrance Hall / Kitchen Area
 - Paved Parking Area to the Front for Two Cars and Landscaped Gardens to Front
 - South Facing Gardens in Lawns to Rear and Extensive Paved Patio Area and Good Garden Storage
 - Excellent Location Close to Restaurants, Bars, Cafes & all the Amenities on the Lisburn Road, and Access to the City Centre

The Property Comprises:

Ground Floor

Composite front door and glazing to . . .

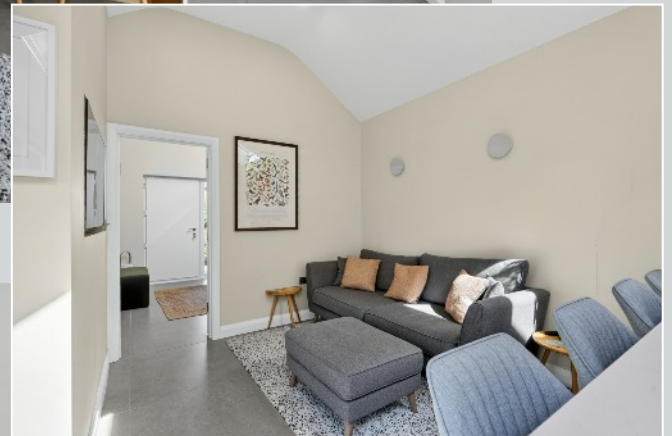
ENTRANCE HALL: 10' 10" x 7' 4" (3.3m x 2.24m) Birch plywood floor, built-in cloaks area, tiled floor, underfloor heating.



SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, low voltage spotlights, extractor fan, heated towel rail.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING: 23' 5" x 11' 8" (7.14m x 3.56m) Birch plywood range of high and low level units, quartz work surfaces and drainer, stainless steel sink, space for fridge freezer, hot and filtered water tap, integrated oven and hob with extractor fan above, quartz splashback, integrated Bosch dishwasher, tiled floor, low voltage spotlights, Velux windows, under floor heating, pull-out bins, sliding door to garden.



INNER HALL: Wooden floor, cloaks storage cupboard, cornice ceiling, radiator cover, utility cupboard, space for washing machine and tumble dryer.



LOUNGE: 13' 8" x 11' 9" (4.17m x 3.58m) (at widest points). Wood burning stove with granite hearth, bespoke built-in shelving units, wooden floor. Doors and glazing to . . .



DINING ROOM: 13' 8" x 11' 0" (4.17m x 3.35m) Wooden floor, cornice ceiling.



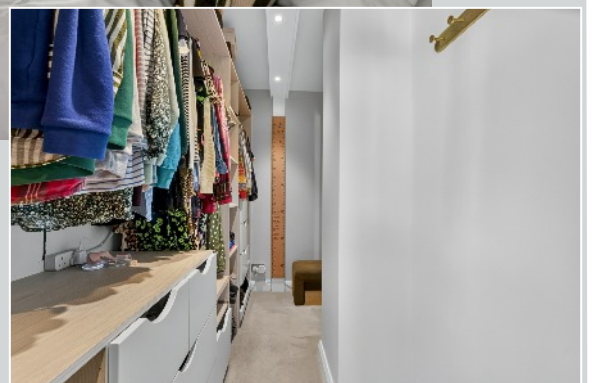
BEDROOM (4)/HOME OFFICE: 11' 5" x 9' 6" (3.48m x 2.9m) (at widest points). Wooden floor, sliding glazed door to south facing rear garden.



First Floor

LANDING: Access to floored roofspace, airing cupboard.

BEDROOM (1): 14' 8" x 11' 8" (4.47m x 3.56m) (at widest points). Panelled wall, walk-in wardrobe, low voltage spotlights.



BEDROOM (2): 13' 4" x 10' 10" (4.06m x 3.3m) (at widest points).



BEDROOM (3): 11' 5" x 9' 4" (3.48m x 2.84m) (at widest points).



MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower, panelled bath, fully tiled walls, tiled floor, heated towel rail.



Outside

Delightful south facing rear gardens in lawns with beds in shrubs and bushes, large paved patio area, original red brick wall and wooden fencing. Storage to side with gas fired boiler, rear storage. Front tarmac driveway parking.





Location:

Coming out of Belfast on Lisburn Road, Osborne Drive is third on left hand side after Bank of Ireland.

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Lisburn - 028 92 66 1700

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