



This attractive red brick semi-detached property occupies a superb situation in one of the most sought after locations and is extremely convenient to the many local amenities including shops, public transport, schools and the lagan towpath for the outdoor enthusiast.

The property offers bright, well balanced accommodation throughout with spacious reception room, good sized dining room open plan to the fully fitted kitchen and conservatory with patio door access onto the raised patio area. Upstairs are three well proportioned bedrooms including a contemporary family bathroom. Externally is a privately enclosed rear garden with decked patio area and driveway parking to the front.

Early viewing is a must as recent sales in this particular area have proved extremely successful.

Offers Over
£325,000

32 Sharman Road,
Belfast,
BT9 5FW

Viewing by
appointment
through agent
028 9066 3030

- Attractive red brick semi-detached property in a convenient and highly sought after location
- Spacious lounge with feature bay window and fireplace
- Dining room with feature fireplace, open plan to modern fully fitted kitchen
- Conservatory with patio door access onto decking
- Three well proportioned bedrooms
- Large contemporary bathroom with white suite
- Gas heating/ Double glazing throughout
- Driveway parking/Front and rear gardens
- Detached Garage
- Perfect first-time buyer opportunity, Early viewing highly recommended



The Property Comprises:

GROUND FLOOR

SPACIOUS RECEPTION HALL: Hardwood front door, understairs storage cupboard.

LOUNGE: 14'.0" x 12'.5" (into bay at widest points) Feature fireplace, picture rail, carpeted.



DINING ROOM: 19' 10" x 10' 5" (6.05m x 3.18m) (at widest points) Cast iron fireplace, ceramic tiled flooring, access to conservatory.



Open plan to...

KITCHEN: Range of shaker style units, built in oven, gas hob and extractor, integrated dishwasher, single drainer stainless steel sink unit with mixer tap and tiled splash back, laminate worksurfaces, ceramic tiled flooring.

CONSERVATORY: Ceramic tiled flooring, double doors onto raised decking.



FIRST FLOOR

LANDING: Carpeted.

BEDROOM (1): 14'.0" x 10'.5" (into bay at widest points) Cast iron fireplace with tiled inset and hearth, picture rail, carpeted.



BEDROOM (2): 11'.9" x 10'.5" (at widest points) Cast iron fireplace with tiled inset and hearth, carpeted.

BEDROOM (3): 8'.0" x 7'.10" Carpeted, picture rail.

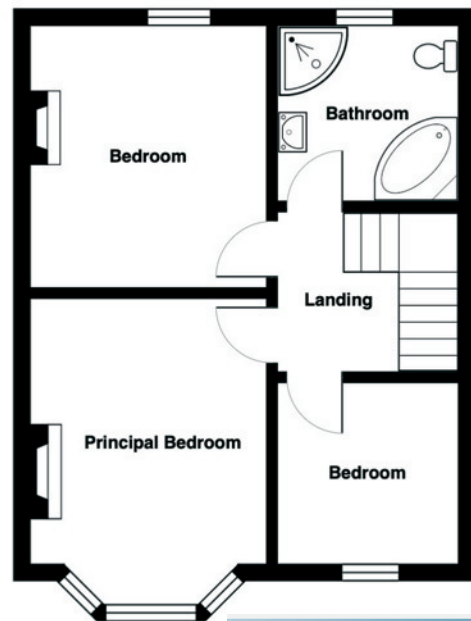
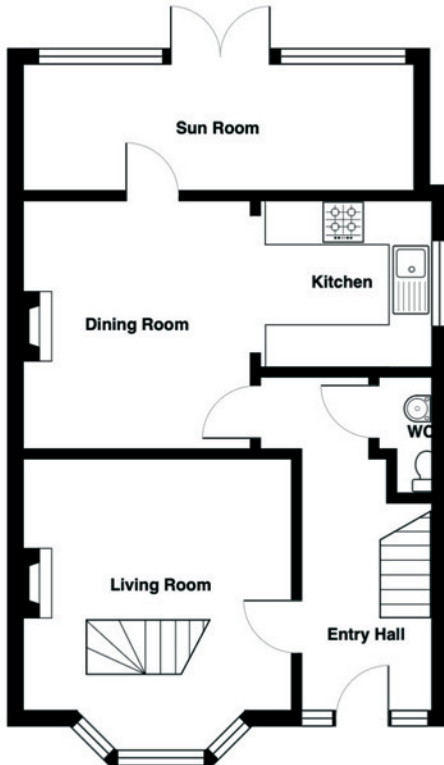
BATHROOM: Low flush WC, floating wash hand basin, corner bath with mixer tap, corner shower cubicle, heating towel rail, ceramic tiled flooring.

OUTSIDE:

Double entrance gates to paved driveway with parking.

DETACHED GARAGE: Up and over door, light and power.

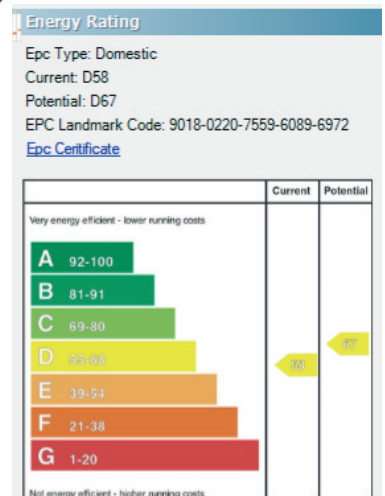
Raised decking with steps to rear garden in lawns enclosed by hedging and fencing.



Location:

Off Stranmillis Road. From roundabout, heading towards Malone, Sharman Road is the first turn on the left.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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