



This attractive semi detached property occupies an excellent location just off the bustling Lisburn Road convenient to all local amenities including restaurants, coffee shops, public transport and local schools.

The property offers bright, spacious accommodation with two separate reception rooms, kitchen with ample dining and living area and three good sized bedrooms.

To the rear of the property there is a private garden ideal for outdoor entertaining. Recent sales in this locality have proven widely popular with a range of buyers and early viewing is recommended.

Offers Over
£395,000

18 Osborne Drive,
BELFAST,
BT9 6LG

Viewing by
appointment
through agent
028 9066 3030



- Attractive Semi Detached Villa in Superb Malone Location
- Good Sized Living Room with Fireplace & Oak Bi-folding Doors to Dining Room
- Modern Fully Fitted Kitchen Open to Ample Dining & Living Area
- 3 Well Proportioned Bedrooms
- Gas Fired Central Heating
- Double Glazed Windows
- Driveway Parking
- Private Rear Garden Ideal for Outdoor Entertaining
- Excellent Location Close to Restaurants, Bars, Boutiques & all the Amenities on the Lisburn Road

The Property Comprises:

Ground Floor

Hardwood front door with glazed insets and stained glass side light to . . .

RECEPTION HALL: Exposed and treated wooden floor, low voltage spotlights, cornice ceiling, cloaks area.



DOWNSTAIRS W.C.: White suite comprising low flush wc, floating wash hand basin, part tiled walls, ceramic tiled floor, extractor fan.

LIVING ROOM: 16' 7" x 10' 0" (5.05m x 3.05m) (into square bay). Exposed and treated wooden floor, cast iron fireplace with tiled hearth and open fire.



Oak bi-folding doors to . . .

DINING ROOM: 10' 6" x 9' 0" (3.2m x 2.74m) Oak wooden floor, uPVC double glazed French doors to rear garden.



KITCHEN/LIVING/DINING: 22' 5" x 9' 6" (6.83m x 2.9m) Fully fitted kitchen with range of high and low level units, wooden worktops, stainless steel 1.5 bowl sink unit with mixer tap, integrated dishwasher, fridge and freezer, built-in Rangemaster cooker with five ring gas hob, electric ovens, extractor fan above, part tiled walls, ceramic tiled floor, built-in frosted glass display unit, built-in breakfast bar with solid wooden top with casual dining area, low voltage spotlights, concealed built-in Ideal combi gas boiler (fitted October 2023).



UTILITY ROOM: Range of built-in units, plumbed for washing machine, extractor fan, hardwood glazed access door to rear garden.

First Floor

LANDING: Low voltage spotlights, access to roofspace via Slingsby ladder.

BEDROOM (1): 14' 8" x 9' 10" (4.47m x 3m) (into bay). Low voltage spotlights, picture rail.



BEDROOM (2): 12' 9" x 7' 10" (3.89m x 2.39m) Built-in wall to wall mirror fronted sliding robes, picture rail, low voltage spotlights.



BEDROOM (3): 9' 6" x 9' 2" (2.9m x 2.79m) Low voltage spotlights.



BATHROOM: White suite comprising close coupled wc, vanity unit with chrome mixer tap and built-in cabinet below, bath with chrome mixer tap, raised chrome heated towel rail, Walk-in shower with chrome overhead shower unit, slate tray, drying area and tiled splash, ceramic tiled floor, extractor fan, low voltage spotlights.



ROOFSPACE: Partly floored with light, insulated.

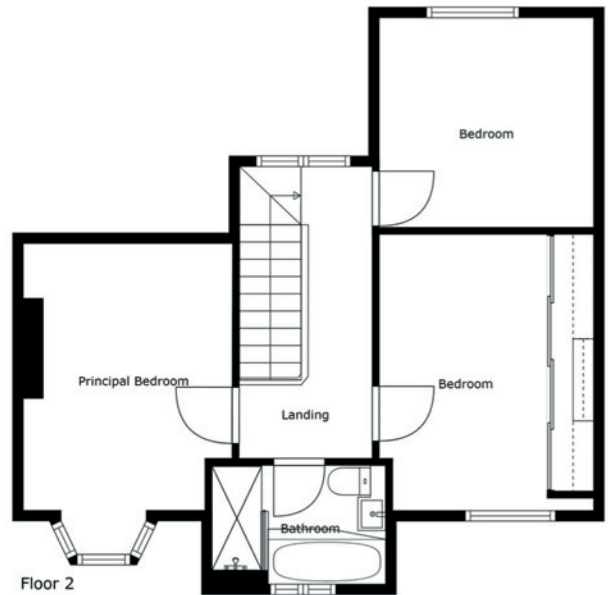
Outside

Enclosed rear garden with brick paved patio area ideal for barbecuing and outdoor entertaining, outside tap. Front stone tarmac driveway with off street parking.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

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

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

Energy Rating

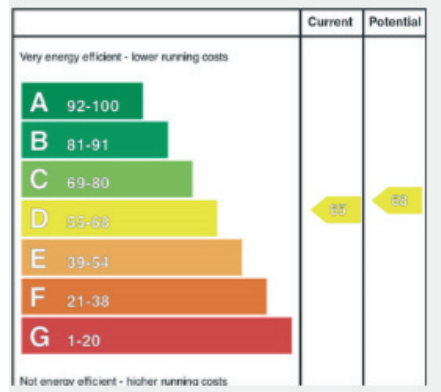
Epc Type: Domestic

Current: D65

Potential: D68

EPC Landmark Code: 0899-3009-0216-6765-

[Epc Certificate](#)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.