

TEMPLETON
ROBINSON



52 Osborne Drive,
Malone,
Belfast ,
BT9 6LJ

Offers Over
£575,000

Viewing by
appointment with
& through agent
028 90 663030



Attractive, detached home in prime South Belfast Location. The property is walking distance of many local amenities off the Lisburn Road including; cafes, bars, shops and restaurants.

The accommodation is spacious and well cared for and ideal for a range of buyers. It currently comprises; spacious entrance hall with shower room, lounge, sitting room and fitted kitchen with breakfast area. There are three good sized bedrooms, box room and

modern bathroom. There is a partially floored attic storage.

Externally there are delightful rear gardens in lawns with paved sun terrace, driveway parking for two cars and detached garage.

Early viewing is advised as we expect demand to be high in such a popular residential location.

- **Attractive Detached Home with Delightful Gardens and Detached Garage**
- **Walking Distance of the Lisburn Road and all the Cafes, Bars, Restaurants and Shops it has to offer**
 - **Entrance Hall**
 - **Ground Floor Shower Room**
 - **Spacious Lounge and Separate Sitting Room**
 - **Fitted Kitchen with Casual Dining Area**
 - **Three Good Sized Bedrooms & Box Room**
 - **Modern Bathroom**
 - **Gas Heating and Double Glazed Windows**
- **Landscaped Gardens to the Front and Large Rear with lawns, Beds in Shrubs, Bushes and Trees and Large Paved Patio**
 - **Drive parking to the Front**
- **Easy Commuting Distance into the City and the Main Arterial Road Networks**
 - **Close to Many Leading Schools Including Inchmarlo & Victoria College**



The Property Comprises:

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL: Panelled walls, stained glass window, cornice ceiling, understairs storage, low voltage spotlights, tongue and groove ceiling.

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



LOUNGE: 18' 2" x 10' 8" (5.54m x 3.25m) (at widest points). Fireplace with marble fireplace and built-in storage, cornice ceiling.



SITTING ROOM: 13' 9" x 10' 9" (4.19m x 3.28m) (at widest points). Cornice ceiling, picture rail.



FITTED KITCHEN OPEN PLAN TO CASUAL DINING AREA: 19' 2" x 9' 9" (5.84m x 2.97m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated Neff hob with extractor fan above, integrated Belling oven, part tiled walls, ceramic tiled floor, part tongue and groove walls, tongue and groove ceiling, hardwood door and glazing to rear.



First Floor

LANDING: Access to partially floored roofspace with light, cornice ceiling, picture rail, stained glass window.

BEDROOM (1): 13' 9" x 10' 8" (4.19m x 3.25m) (at widest points). Cornice ceiling, picture rail.



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BEDROOM (2): 13' 9" x 10' 8" (4.19m x 3.25m) (at widest points). Cornice ceiling, picture rail.



BEDROOM (3): 10' 4" x 7' 2" (3.15m x 2.18m)

BEDROOM (4): 7' 9" x 5' 8" (2.36m x 1.73m) (at widest points).



Outside

Covered rear porch, store room with space for tumble dryer. Front garden in beds with pebbles, bushes and shrubs. Driveway parking to . . .

GARAGE: 17' 7" x 9' 10" (5.36m x 3m) (at widest points). Up and over door.

Delightful landscaped rear gardens with extensive paved patio, pebbled beds, lawns, bushes, trees, hedging and a Solardome with electric.





52 Osborne Drive



Total Area: 136.4 m² ... 1468 ft²

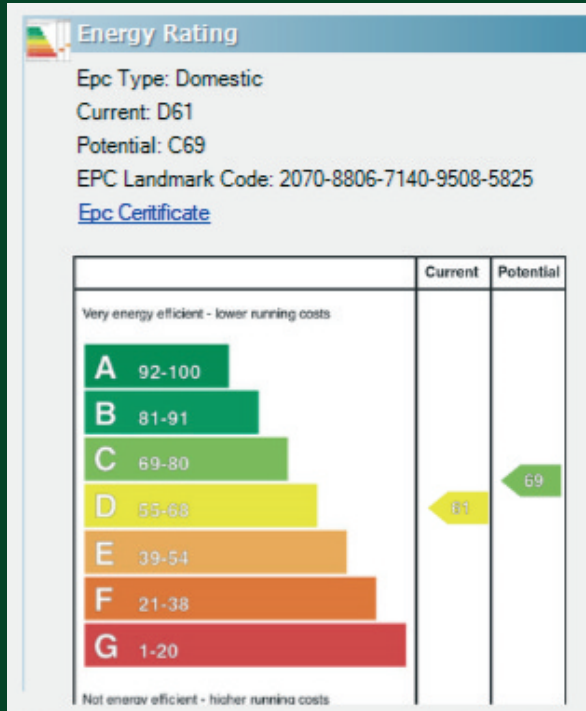
All measurements are approximate and for display purposes only

Location:

From Lisburn Road turn left between Max Mara & Herbert Gould shops.

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

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