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8 Osborne Drive

Malone
BT9 6LG

Offers Over £385,000

8 OSBORNE DRIVE, MALONE, BT9 6LG

- Delightful Semi Detached Property in an Extremely Popular Location
- Spacious Lounge with Open Arch to Dining Room
- Separate Living Room
- Fitted Kitchen
- 3 Bedrooms
- Bathroom with White Suite
- Gas Central Heating/Double Glazed Windows
- Driveway Parking/Planning Permission for Extension Expires 2026
- Front Garden Area & Paved Rear Garden Sitting Area
- Convenient to a Wide Range of Amenities Including Shops, Restaurants and Public Transport

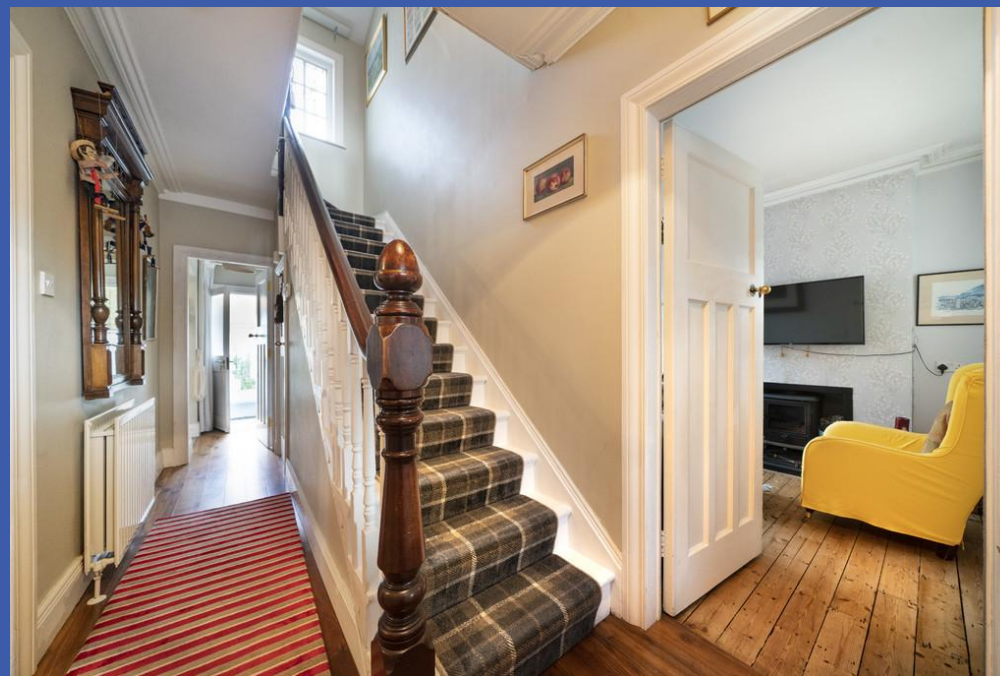
This attractive semi detached property is situated in a prime location on the ever popular Osborne Drive, just off Lisburn & Malone Roads.

The property is extremely well presented and tastefully decorated by the current owner and offers spacious, well-proportioned accommodation which is finished to an extremely high specification throughout. The internal accommodation briefly comprises a lounge with open arch to a dining room along with a fitted kitchen and a separate living room. On the first floor there are three bedrooms and a family bathroom.

The internal accommodation is perfectly complimented by the private rear garden with sheltered sitting area along with driveway parking.

Planning permission for extensions: in addition, the property has approval for two extensions; one to the side and one to the rear, as outlined in the outline plans enclosed in the pictures.

The property is set in a quiet location, yet remains convenient to many amenities, including transport services, public parks and leading schools, along with many other parts of the province via the motorway networks. This fine home can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

Covered entrance porch to hardwood front door with glazed inset and stained glass side windows to reception hall.

RECEPTION HALL Wood flooring, cornice ceiling.

CLOAKROOM White suite comprising low flush WC, pedestal wash hand basin with splash tiling and tiled floor.

LIVING ROOM 12' 10" x 9' 11" (3.91m x 3.02m) Wood flooring.

LOUNGE INCLUDING DINING ROOM 23' 2" x 9' 11" (7.06m x 3.02m) Sanded and vanished floorboards, feature cast iron stove with slate hearth, cornice ceiling. Open arch to dining room, feature bi-folding doors to rear garden.

INNER HALLWAY Wood flooring, access to the rear.

KITCHEN 9' 10" x 9' 6" (3m x 2.9m) Range of high and low level units, work surfaces, sink unit with mixer tap, 4 ring hob with extractor fan over, eye level Hotpoint electric double oven, integrated dishwasher, part tiled walls, concealed under unit lighting, tiled floor.

FIRST FLOOR LANDING Feature stained glass window, access to roof space.





BEDROOM 12' 10" x 9' 11" (3.91m x 3.02m) Sanded and varnished floorboards.

BEDROOM 12' 4" x 9' 11" (3.76m x 3.02m) Sanded and varnished floorboards.

BEDROOM 9' 2" x 7' 9" (2.79m x 2.36m) Extensive range of bespoke built in robes and storage.

BATHROOM White suite comprising of panelled bath with mixer tap, pedestal wash hand basin, low flush WC, fully tiled shower cubicle, tiled floor, part tiled walls.

OUTSIDE Front garden area with flower beds, paving and boundary wall, driveway with parking. Enclosed paved rear garden, sitting area with garden store and raised flower beds.



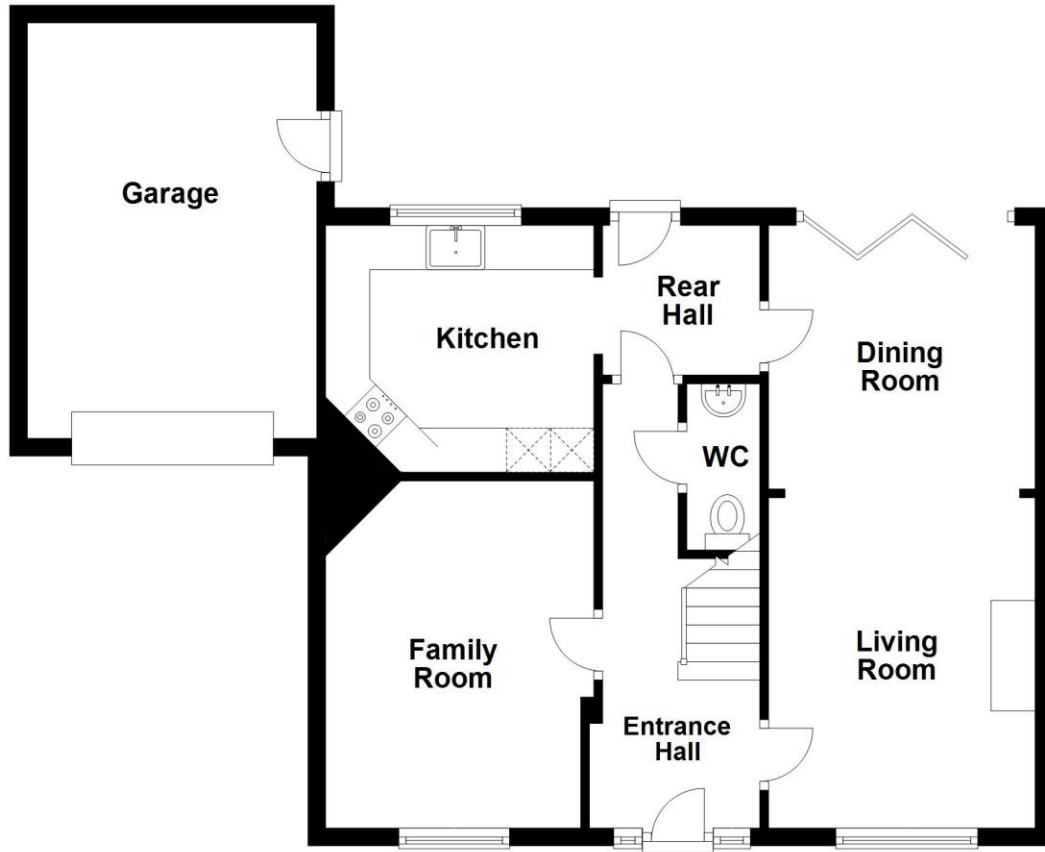




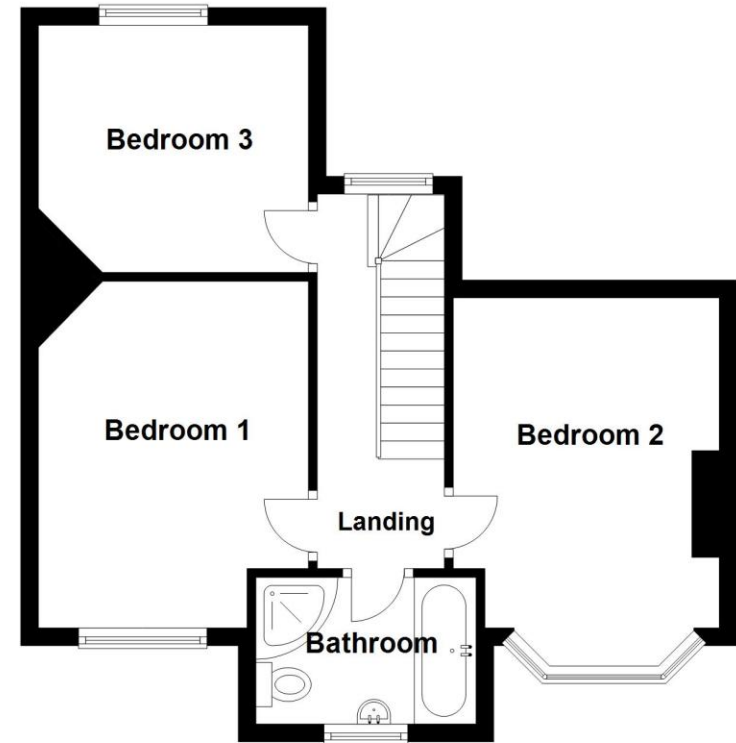




Ground Floor

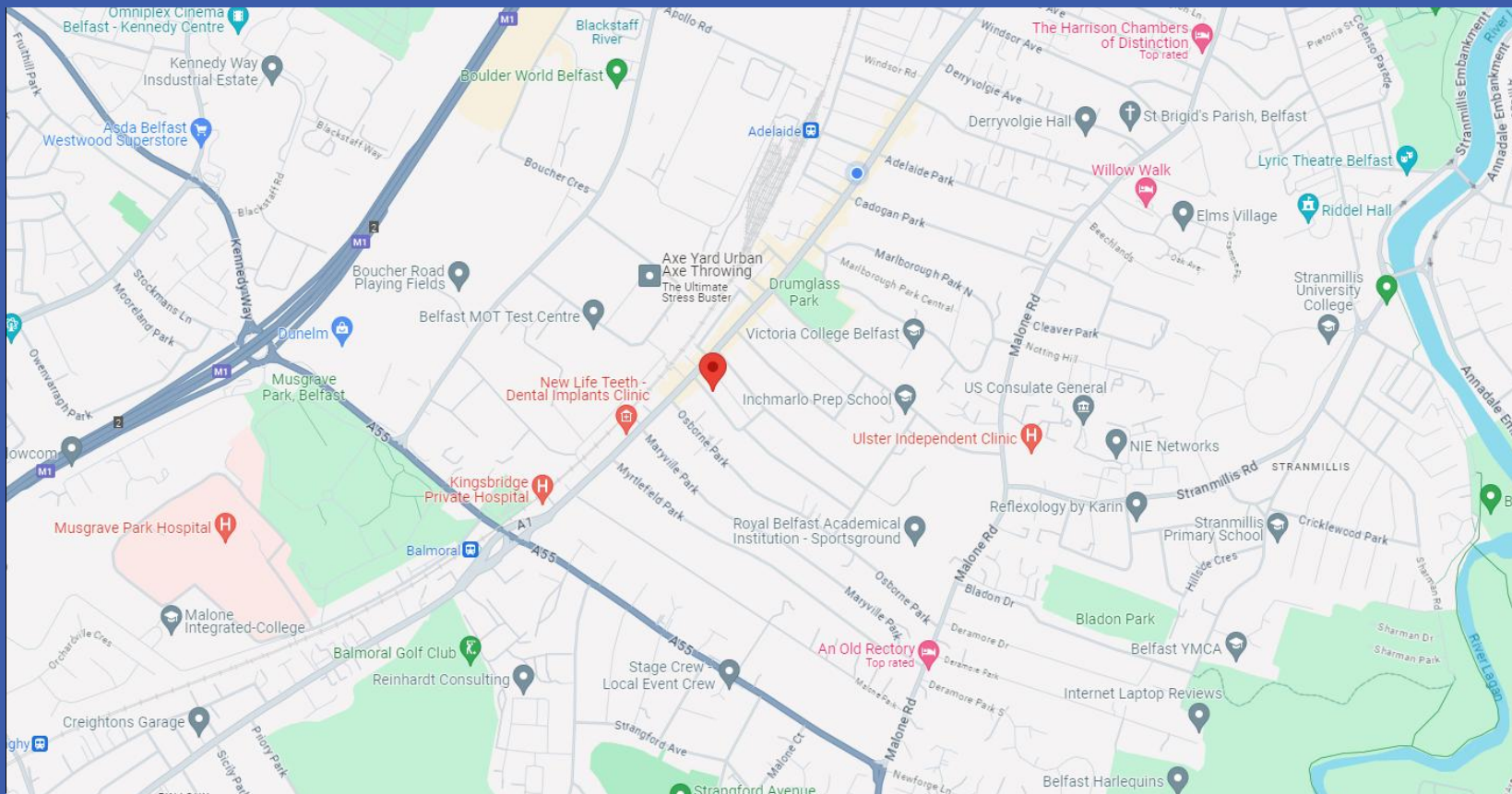


First Floor



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

8 Osborne Drive, Belfast



Directions:

Heading out of Belfast on Lisburn Road turn left on to Osborne Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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