



26 Cranmore Gardens,
BELFAST,
BT9 6JL

Offers Over
£795,000

Viewing by
appointment with
& through agent
028 90 663030



This double fronted, red brick detached residence is well presented by the current owners and is perfectly complimented by the surrounding landscaped gardens. Located just off the Lisburn Road and within walking distance to shops, restaurants, schools and public transport.

The property offers well proportioned accommodation which is ideal for family living. There are five well proportioned bedrooms, four reception rooms and an

extended, modern fitted kitchen with casual dining area.

The property benefits from gas heating and sash windows.

The property is well maintained by the current owners and priced to allow for some modernisation and updating. Early viewing is encouraged, as the demand for properties in this area is high.



- Delightful, Double Fronted Red Brick Detached Residence on Generous Site with Mature, Landscaped Surrounding Gardens
 - Spacious Entrance Hall with Cloakroom/wc
 - Charming Drawing Room with Sliding Doors to Formal Dining Room
 - Living Room with Ornate Fireplace and Bay Window
 - Extended Modern Fitted Kitchen with Casual Dining Area and Further Sitting Room
 - Five Well Proportioned Bedrooms
 - Modern Bathroom and Separate/wc
 - Gas Fired Central Heating / Sash Windows
 - Driveway Parking Accessed Via Entrance Gates
- Delightful Gardens in Lawns with Hedging and Various Beds with Shrubs, Trees and Bushes
 - Ideal location Within Walking Distance of Many Local Schools and Ideal for a Family

The Property Comprises:

Ground Floor

Hardwood front door with stained glass windows
to . . .

ENTRANCE HALL: Cornice ceiling, picture rail,
under stairs storage.



CLOAKROOM/WC: Low flush wc, wash hand basin, extensive built-in storage.

LIVING ROOM: 15' 4" x 12' 10" (4.67m x 3.91m) (at widest points). Ornate fireplace with mahogany surround, copper and tiled inset and slate hearth, built-in cupboard and shelving, cornice ceiling, picture rail, bay window.



DRAWING ROOM: 18' 10" x 13' 2" (5.74m x 4.01m) (at widest points). Ornate mahogany surround fireplace with cast iron inset and tiling, slate hearth, cornice ceiling, picture rail, bay window.



Sliding doors to . . .

DINING ROOM: 12' 1" x 10' 1" (3.68m x 3.07m) (at widest points). Built-in wooden unit with glazed doors, cornice ceiling, picture rail.



SITTING ROOM: 13' 5" x 10' 0" (4.09m x 3.05m) (at widest points). Ceramic tiled floor, low voltage spotlights, cornice ceiling, picture rail.



MODERN FITTED KITCHEN WITH DINING AREA: 22' 4" x 11' 10" (6.81m x 3.61m) (at widest points). Range of hand painted high and low level units, granite work surfaces and drainer, stainless steel sink, integrated dishwasher, range cooker with extractor fan over, integrated fridge freezer, part tiled walls, ceramic tiled floor, low voltage spotlights, glazed French doors to rear.



First Floor Return

LANDING: Cornice ceiling.



BEDROOM (5): 11' 7" x 8' 3" (3.53m x 2.51m) (at widest points). Range of built-in robes, shelving and study desk.

MODERN BATHROOM: White suite comprising pedestal wash hand basin, panelled bath, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, low voltage spotlights, heated towel rail, hotpress with gas fired boiler, access to roofspace.

SEPARATE WC: Low flush wc, ceramic tiled floor.



First Floor

LANDING: Cornice ceiling, access to floored roofspace via Slingsby ladder.

BEDROOM (1): 15' 7" x 12' 9" (4.75m x 3.89m) (at widest points). Bay window, cornice ceiling, picture rail.



BEDROOM (2): 15' 4" x 12' 10" (4.67m x 3.91m) (at widest points). Bay window, cornice ceiling, picture rail.



BEDROOM (3): 12' 10" x 9' 8" (3.91m x 2.95m) (at widest points). Laminate wood effect floor, cornice ceiling, range of built-in robes and window seat.



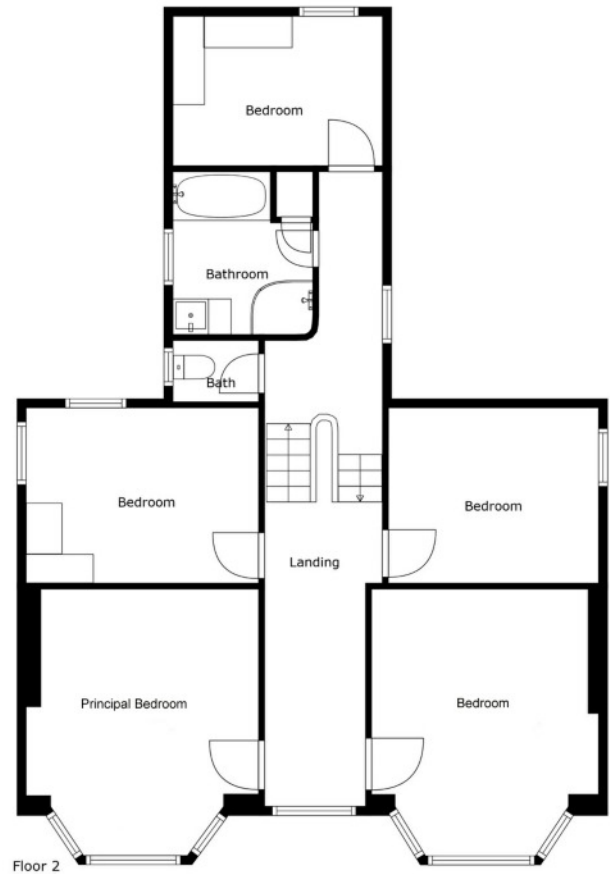
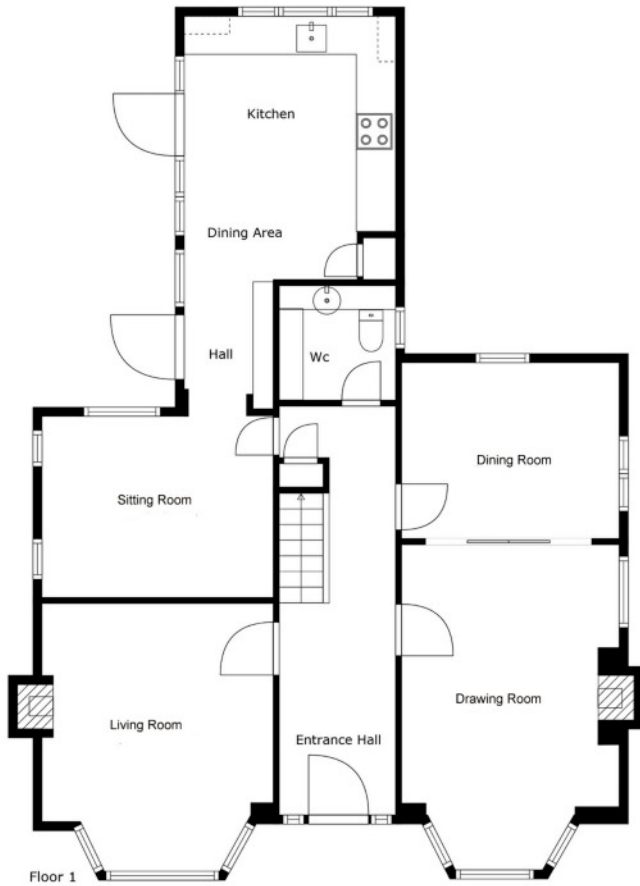
BEDROOM (4): 12' 1" x 9' 11" (3.68m x 3.02m) Laminate wood effect floor, cornice ceiling, dado rail.



Outside

Attractive front gardens in lawns with beds in shrubs and bushes, hedging and gates to driveway parking. Good sized rear gardens in lawns with boundary hedging and trees and stone paved patio area with sun from morning to evening. Concrete driveway parking to the front.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Travelling from city centre on Lisburn Road, Cranmore Gardens is third on the left after Cranmore Park.

Energy Rating

Epc Type: Domestic
 Current: E49
 Potential: D62
 EPC Landmark Code: 2070-7406-7170-2502-1821
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		62
E 39-54	49	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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