

For Sale

Asking Price: £325,000

SimonBrien



64 Sharman Road,
Belfast, BT9 5FX

[simonbrien.com](https://www.simonbrien.com)

Special Features & Services

- Well Presented Detached Home In Highly Sought After Area
- Fitted Kitchen With Dining Area
- Bright And Spacious Living Room With Feature Fireplace
- Three Bedrooms, Two Double And One Single
- Modern White Bathroom Suite
- Separate WC Downstairs
- Oil Fired Central Heating
- Gardens To Front And Rear Of The Property
- Driveway Parking With Detached Garage To Rear
- Only a Two Mile Commute to Belfast City Centre and within Walking Distance of Stranmillis Village and the Lagan Towpath

Summary

This attractive detached house is situated in a prime location on the ever popular Sharman Road, just off Stranmillis Road.

The property has been tastefully presented and comprises of a bright and spacious living room, a modern fitted kitchen / dining room, three bedrooms, a family bathroom and a separate WC. Externally, there are gardens to the front and rear, as well as a good sized enclosed driveway and detached garage.

The location is close to a number of local amenities including shops, schools and public transport.

To arrange a viewing, please contact our South Belfast office on 02890 668888.



Accommodation

GROUND FLOOR

Entrance door.

ENTRANCE HALL:

Ceramic tiled floor.

CLOAKROOM:

Low flush WC, wash hand basin with mixer taps, chrome towel radiator, ceramic tiled floor.

LOUNGE:

20' 2" x 11' 9" (6.15m x 3.58m)

KITCHEN OPEN TO DINING:

32' 9" x 11' 10" (9.98m x 3.61m)

Range of high and low level units, Quartz work surfaces, central island unit, De Dietrich 4 ring ceramic hob unit, double oven, fridge freezer, ceramic tiled floor. French double doors to rear.

UTILITY ROOM:

7' 1" x 5' 0" (2.16m x 1.52m)

Plumbed for washing machine.

FIRST FLOOR

BEDROOM (2):

12' 0" x 10' 0" (3.66m x 3.05m)

Wood laminate floor.

BEDROOM (3):

10' 0" x 7' 9" (3.05m x 2.36m)

BEDROOM (4):

11' 5" x 10' 7" (3.48m x 3.23m)

Wood laminate floor.

BEDROOM (1):

12' 4" x 11' 9" (3.76m x 3.58m)

DRESSING ROOM:

7' 4" x 5' 9" (2.24m x 1.75m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle, thermostatic shower, low flush WC, vanity sink unit with mixer taps, partly tiled walls, ceramic tiled floor, chrome towel radiator.

BATHROOM:

White suite comprising: Panelled bath with mixer taps, fully tiled shower cubicle, wash hand basin with mixer taps, low flush WC.

OUTSIDE

DETACHED GARAGE:

19' 3" x 13' 0" (5.87m x 3.96m)

Roller door, power and light, side service door.

Garden to the rear.





VALUER

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MORTGAGE ADVICE

For free independent advice on mortgages talk to
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