



This attractive semi detached, recently renovated home occupies a superb extremely convenient location in the ever popular Stranmillis residential area with a host of amenities only minutes away including shops, the Lagan towpath and Stranmillis Primary School. It is situated on an excellent sized corner site with good sized lawns, driveway parking and a garage/store.

The property offers bright, well balanced accommodation both internally and externally with two reception rooms, three first floor bedrooms. The property has been finished to a high standard with a modern and homely feel throughout. Overall it is ideally suited to cater for all those modern day living requirements.

Always an extremely sought after residential location this excellent home will have wide ranging appeal including to young professionals and families. Early viewing is highly recommended so as not to miss out.

Offers Over
£345,000

28 Sharman Road,
Stranmillis,
BELFAST,
BT9 5FW

Viewing by
appointment
through agent
028 9066 3030

- Recently Renovated Three Bedroom Semi-Detached on Excellent Sized Corner Site with Driveway Parking
- Entrance Hall with Original Tiled Floor
- Lounge with Herringbone Wood Floor and Feature Electric Fire & Media Wall
- Open Plan Dining Room and Newly Fitted Modern Kitchen with Built-in Appliances, Quooker Boiling Water Tap & Double Doors to Rear Garden
- Newly Fitted Downstairs wc
- Three Well Proportioned Bedrooms
- Modern Bathroom
- Delightful Homely Ambiance and Offering Modern Conveniences
- Newly Installed Gas Heating with Brand New Boiler / Double Glazed Windows
- Superb Location Convenient to Many Local Amenities Including the Lagan Tow Path, Cutters Wharfs, Various Cafes, Bars and Restaurants and Local Schools Including Stranmillis Primary



The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: Original floor, under stairs storage cupboard.

LOUNGE: 13' 9" x 13' 1" (4.19m x 3.99m) Herringbone wooden floor, feature electric fire, media wall, cornice ceiling, bay window.



Double doors and glazing to:

NEWLY FITTED MODERN KITCHEN: 12' 2" x 11' 9" (3.71m x 3.58m) Range of high and low level high gloss units, marble effect work surfaces, Lamona four ring gas hob, Lamona oven, sink unit with Quooker boiling water and filtered cold water drinking tap, integrated dishwasher, integrated fridge/freezer, wooden floor, part tiled walls. uPVC doors to rear garden.



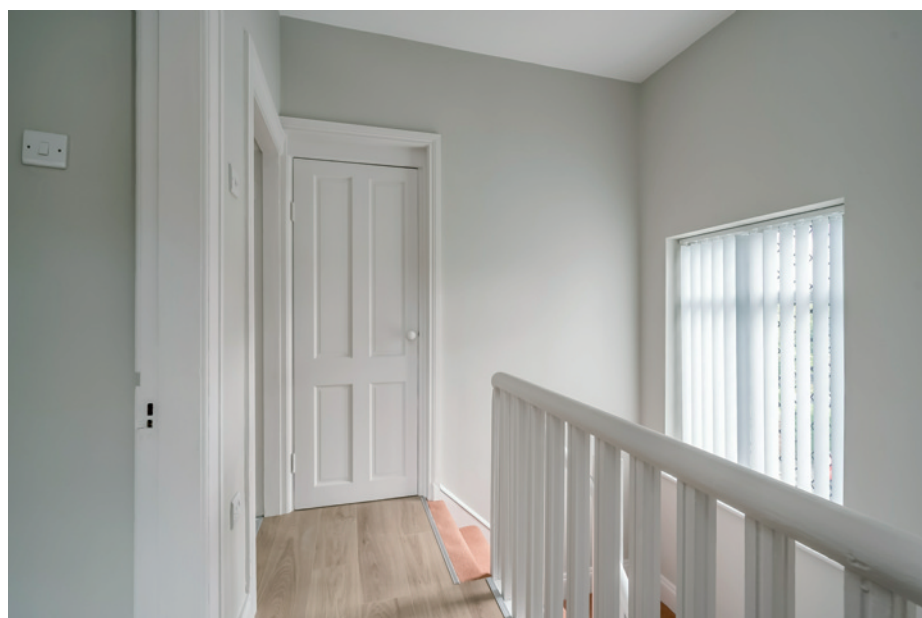


NEWLY FITTED DOWNSTAIRS W/C: White suite comprising low flush vanity unit and wash hand basin, tiled splashback. Ceramic tiled floor.



First Floor

LANDING: Access to roofspace.



BEDROOM (1): 11' 5" x 11' 5" (3.48m x 3.48m) Wooden floor and picture rail.



BEDROOM (2): 11' 9" x 11' 4" (3.58m x 3.45m) Wooden floor and picture rail.



BEDROOM (3): 7' 9" x 7' 9" (2.36m x 2.36m) Wooden floor and picture rail.



MODERN BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle, panelled bath, vanity unit with wash hand basin, part tiled walls, ceramic tiled floor, extractor fan, heated towel rail.



Outside

Hedged front garden in lawns with paved path and entrance gate, long side lawns and screening with hedging and boundary fence.

Driveway parking to the rear for one car.

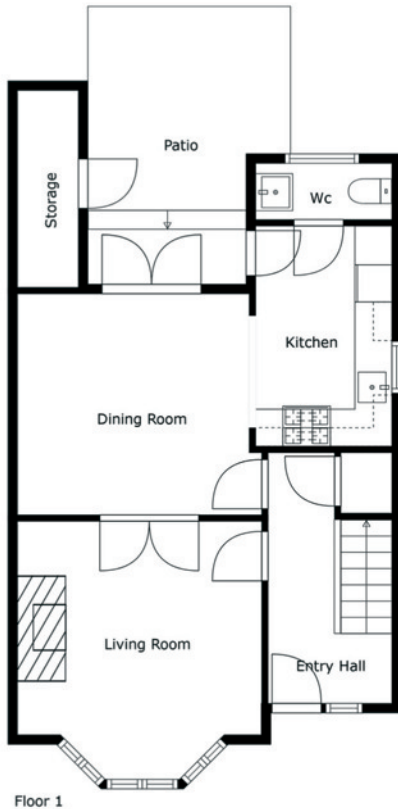
GARAGE/STORE:

Rear gardens in lawns with mature tree. Utility cupboard and boiler house with gas boiler, plumbed for washing machine.



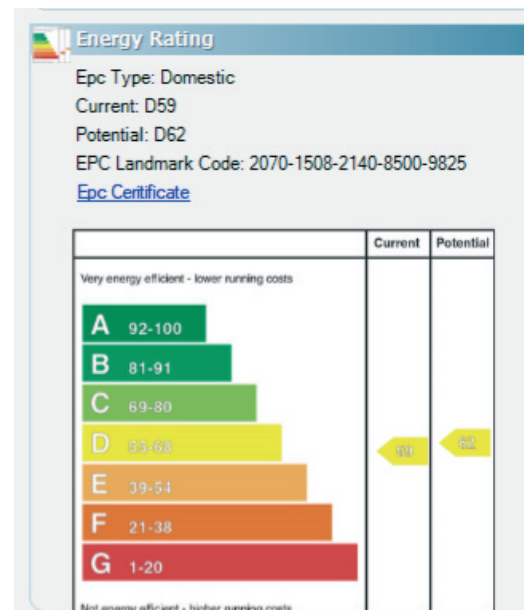
Location:

From Malone Road take left onto Stranmillis Road and Sharman Road is on the right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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



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