



This super detached property is situated on an excellent corner site and occupies a quiet and sought after residential location walking distance of the Tow Path. It is extremely convenient to local amenities including; shops, Cutters Wharf, Stranmillis Primary School and only a short drive to the city centre.

The property is spacious and provides excellent accommodation with two reception rooms and modern fitted kitchen, three bedrooms and modern bathroom. The property is tucked away in the corner with a good sized rear lawn, with flat lawns to the side.

Early viewing is encouraged as demand is high in the area.

Offers Over
£365,000

39 Sharman Park,
Stranmillis,
Belfast,
BT9 5HJ

Viewing by
appointment
through agent
028 9066 3030



- Super Three Bedroom Detached Home on Excellent Corner Site
- Entrance Porch with Cloaks Area
- Lounge with Tiled Fireplace
- Separate Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Three Good Sized Bedrooms
- Modern Bathroom
- Gas Heating and Double Glazed
- Tarmac Driveway Parking to the Front for Two Cars and Landscaped Flower Beds
- Private and Enclosed Rear Gardens in Lawns with Paved Patio Area
- Excellent Location Close to Many Amenities in Stranmillis Including, The Tow Path, Cutters Wharf, Stranmillis Primary School, and into The City Centre

The Property Comprises:

Ground Floor

Composite front door to . . .

ENTRANCE PORCH: Tiled floor.

Hardwood door and glazing to . . .

LOUNGE: 16' 9" x 14' 3" (5.11m x 4.34m) (at widest points). Sanded and varnished floor boards, tiled fireplace.



DINING ROOM: 16' 5" x 8' 1" (5m x 2.46m) (at widest points). Sanded and varnished floor boards.



MODERN FITTED KITCHEN: 15' 5" x 8' 2" (4.7m x 2.49m) (at widest points). Range of high and low level units, work surfaces, 1.5 bowl stainless steel single drainer sink unit, integrated oven, four ring gas hob, plumbed for dishwasher and washing machine, integrated fridge freezer, understairs storage with tumble dryer, part tiled walls, ceramic tiled floor, uPVC door to rear.



First Floor

LANDING:

BEDROOM (1): 12' 5" x 9' 1" (3.78m x 2.77m) (at widest points). Built-in robes, airing cupboard and gas boiler.



BEDROOM (2): 12' 10" x 9' 5" (3.91m x 2.87m) Built-in robe.



BEDROOM (3): 10' 0" x 7' 1" (3.05m x 2.16m) Laminate wood effect floor.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, panelled bath with tiled surround, uPVC sheeted shower cubicle, ceramic tiled floor, low voltage spotlights, extractor fan.



Outside

Tarmac driveway parking for two cars to . . .

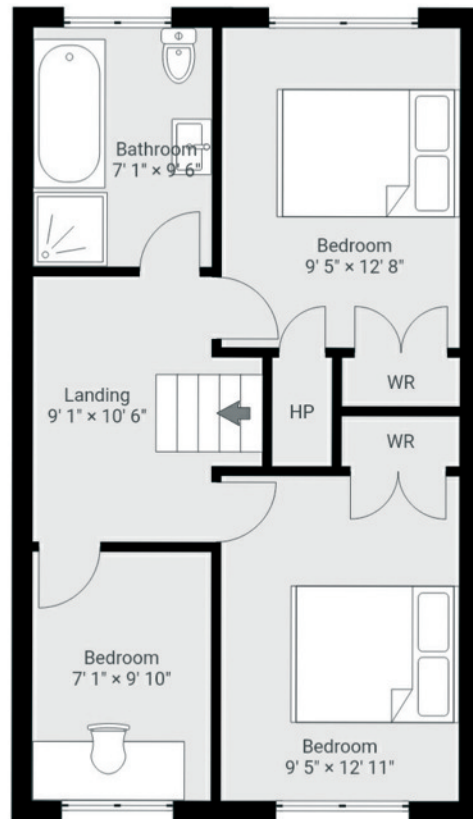
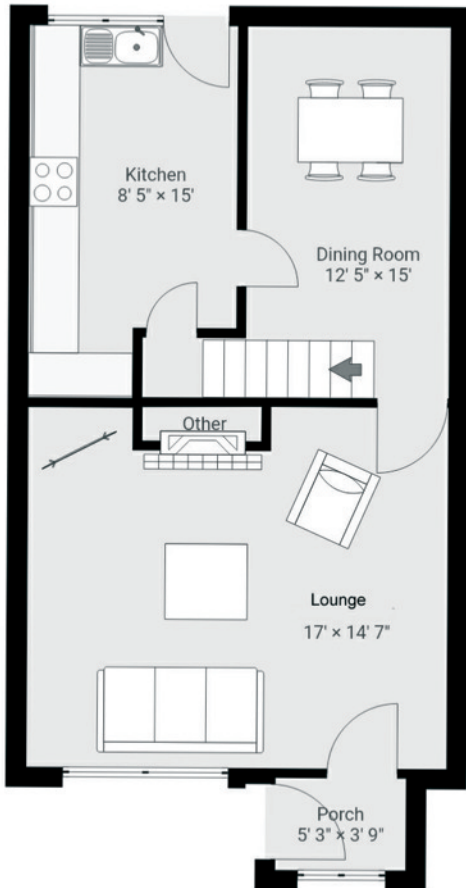
ATTACHED GARAGE 20' 10" x 9' 8" (6.35m x 2.95m) Up and over door, light and power.

Private and enclosed rear gardens with paved patio area, side garden and wooden shed.



Telephone 028 9066 3030

www.templetonrobinson.com



Energy Rating

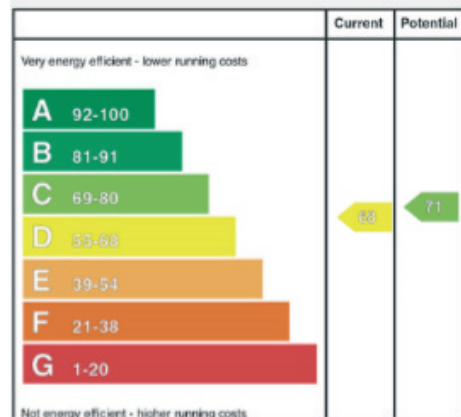
Epc Type: Domestic

Current: D68

Potential: C71

EPC Landmark Code: 2820-2597-0035-6193-0443

[Epc Certificate](#)



Location:

From Stranmillis Road turn onto Sharman Road, Sharman Park is last road on right hand side towards the end of Sharman Road. Number 39 is at the top of the cul-de-sac.

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.