



38 Sharman Road, Belfast, BT9 5FX

Price Guide £275,000

We are pleased to offer for sale this semi detached home, conveniently located on the popular Sharman Road, Stranmillis. The accommodation comprises open plan living / dining room, kitchen, three good size bedrooms and shower room. Gas fired central heating and PVC double glazing are both in place. Outside, the property benefits from a detached garage, enclosed garden to rear & driveway to front providing off street parking. Stranmillis Primary School is one of the most popular in the locality while all the attractions of South Belfast are within a short walk or drive. Public transport is also regularly available close by. View now to avoid disappointment.

- Semi-Detached Home
- Open Plan Living / Dining Room
- Enclosed Garden To Rear, Detached Garage
- Within Walking Distance To Stranmillis Primary School, The Lagan Tow Path & The Shops & Cafes Of Stranmillis Village
- Three Good Sized Bedrooms
- Modern First Floor Shower Room
- Gas Fired Central Heating / PVC Double Glazing
- Likely To Suit A Range Of Prospective Purchasers Including The First Time Buyer Or Those With Young Families

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		54	66
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Sliding patio doors to porch. Glass panelled inner entrance door.

RECEPTION HALL



Storage under stairs.

LIVING / DINING 22'11" x 11'9" (7.0 x 3.6)



Tiled fireplace.



KITCHEN 11'1" x 7'10" (3.4 x 2.4)



Range of low level units, integrated oven, stainless steel sink unit with drainer and mixer tap, 4 ring electric hob with extractor fan & stainless steel splashback, plumbed for washing machine.

ON THE FIRST FLOOR

BEDROOM ONE 11'9" x 10'5" (3.6 x 3.2)



BEDROOM TWO 10'9" x 10'5" (3.3 x 3.2)



BEDROOM THREE 8'2" x 7'10" (2.5 x 2.4)



SHOWER ROOM



White suite comprising low flush W.C, pedestal wash hand basin, walk in shower, fully tiled walls.

OUTSIDE



Enclosed rear garden in lawn, front garden in lawn.

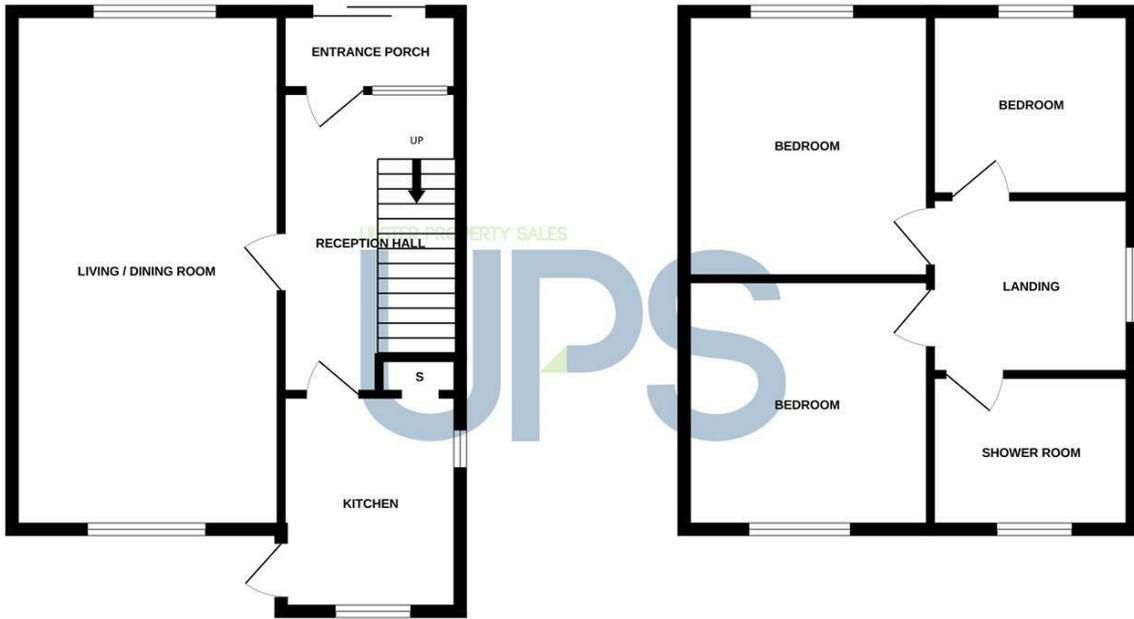
DETACHED GARAGE

Up & over door.

Floor Plan

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

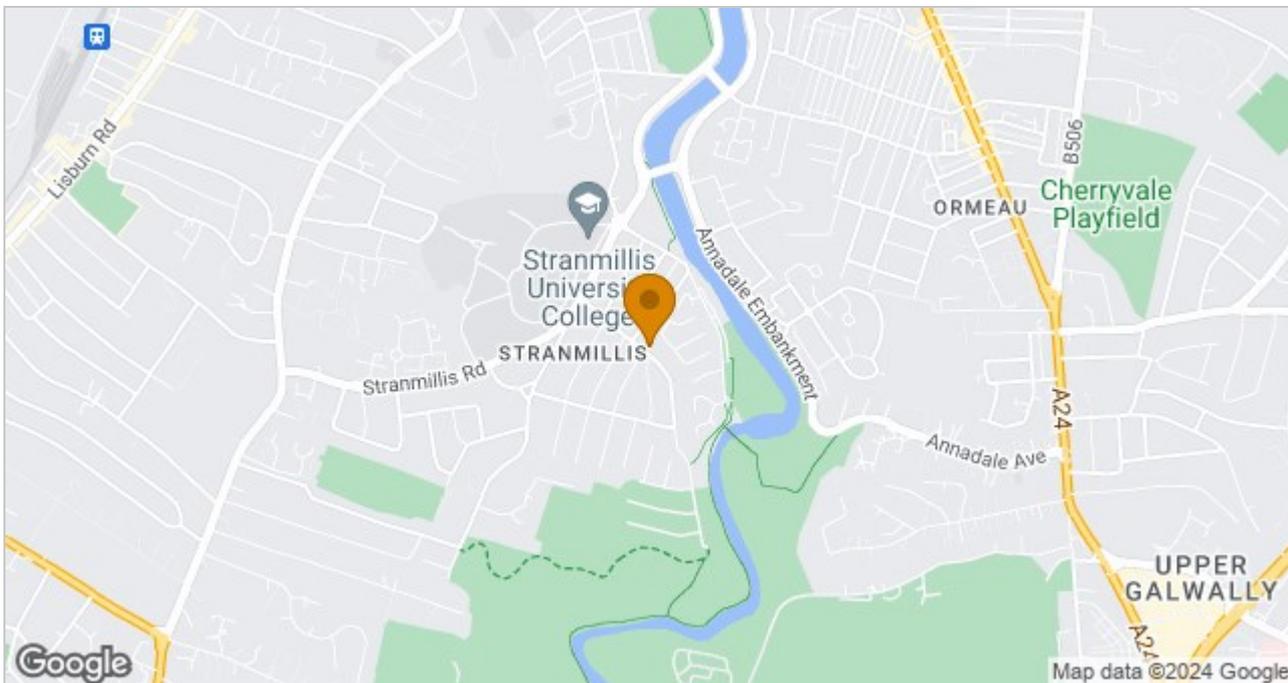
1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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