

66 Osborne Drive,
Belfast, BT9 6LJ



Asking Price £595,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Red Brick Detached Family Home
- Beautifully Presented and Extended Accommodation
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen Open to Living/Dining Area
- Luxury Shower Room and Downstairs Cloakroom
- Utility Room
- Gas Fired Central Heating
- PVC Double Glazing
- Alarm System
- Pleasant Gardens to Front and Rear
- Driveway Parking
- Popular and Convenient Residential Location close to local amenities, schooling, transport routes and Belfast City Centre
- Viewing by Private Appointment

SUMMARY

Osborne Drive is one of South Belfast's most sought after residential addresses off the Lisburn Road with its vast array of local amenities, shopping facilities and restaurants. Leading schools, transport routes, Queens University and Belfast City Centre are also within close proximity

This particular detached family home is attractive from an external appraisal and provides beautifully presented accommodation proving a layout of four bedrooms, two reception rooms together with spacious open plan kitchen/living/dining area and luxury shower room. Externally there are neat, well-tended gardens to the front and rear with driveway parking and garden store

Likely to be of interest to the young family or professional in today's market or indeed those downsizing from a larger property within the area viewing is by private appointment through our Lisburn Road Office on 02890 668888.



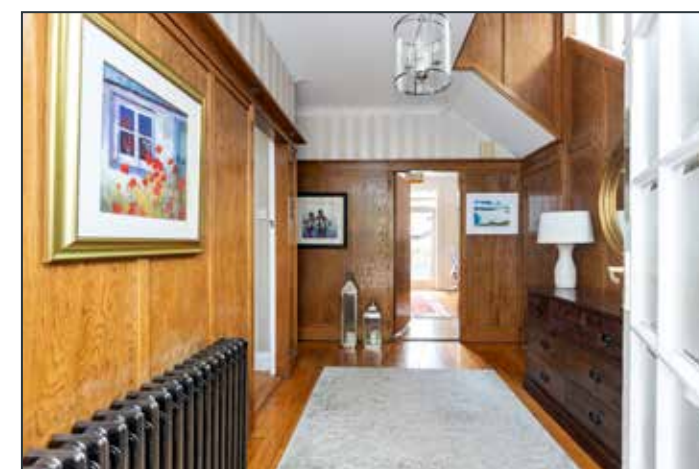
ACCOMMODATION

GROUND FLOOR

Hardwood Door to Entrance Porch, inner door to entrance hall, panelled walls, wooden flooring.

CLOAKROOM:

Low flush WC, pedestal wash hand basin.



LIVING ROOM:
18' 4" x 12' 9" (5.59m x 3.89m)

Attractive feature marble fireplace, gas fire, wooden flooring, corniced ceiling.



DINING ROOM:
13' 9" x 13' 8" (4.19m x 4.17m)

Attractive feature fireplace, double doors to rear.



KITCHEN/LIVING/DINING:
30' 5" x 20' 0" (9.27m x 6.1m)

Excellent range of high and low level units, granite worktops, inset sink, 4 ring hob, double oven, plumbed for dishwasher, recess for fridge freezer, tiled floor, double doors to rear.

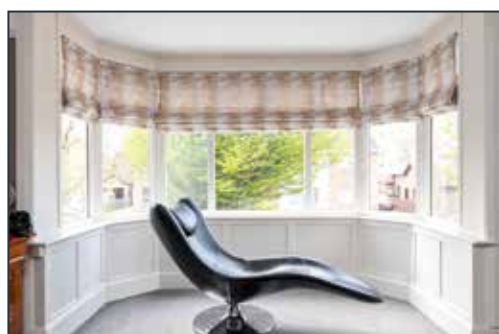




UTILITY ROOM:
6' 7" x 5' 2" (2.01m x 1.57m)
 High level units, plumbed for washing machine, gas boiler.

FIRST FLOOR

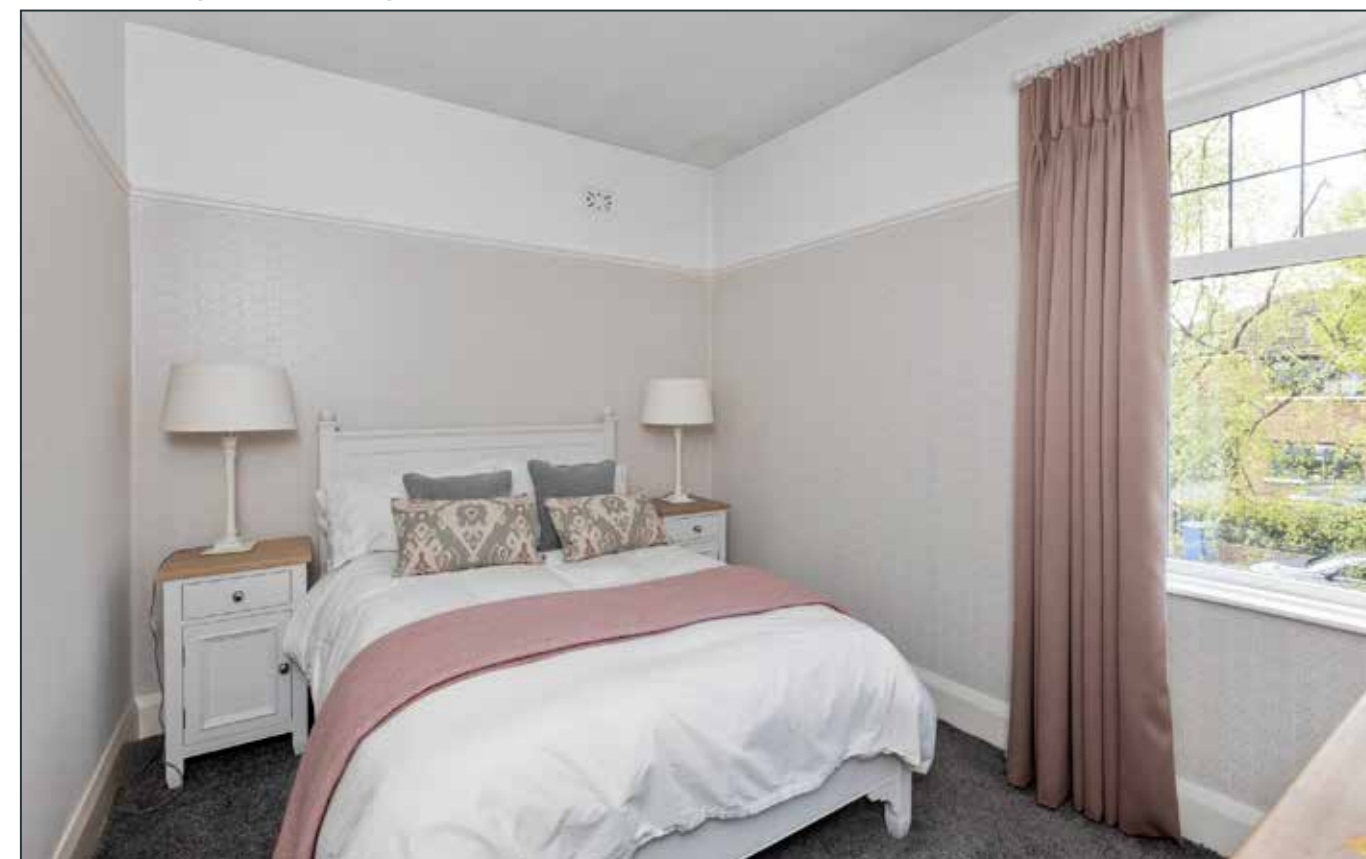
BEDROOM (1):
18' 4" x 12' 9" (5.59m x 3.89m)

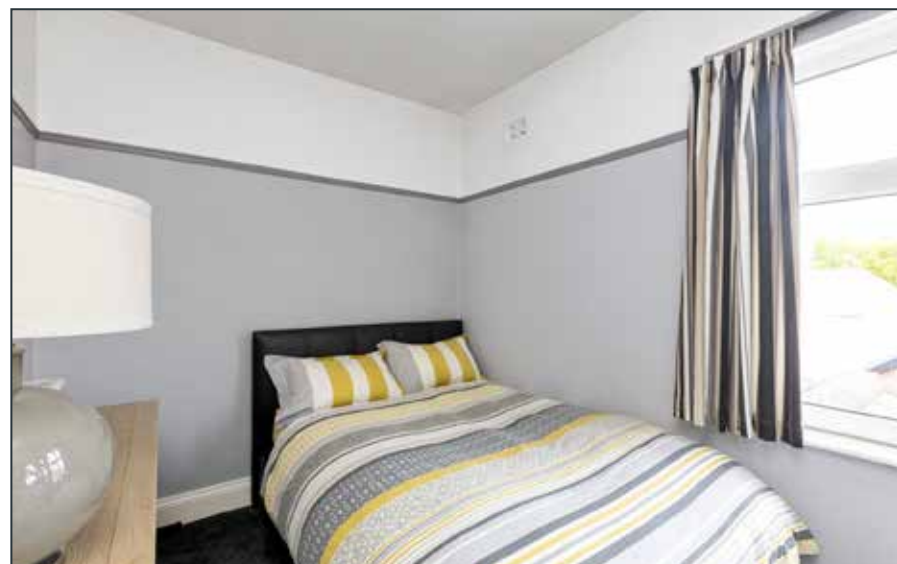


BEDROOM (2):
13' 9" x 12' 0" (4.19m x 3.66m)
 Range of fitted wardrobes.

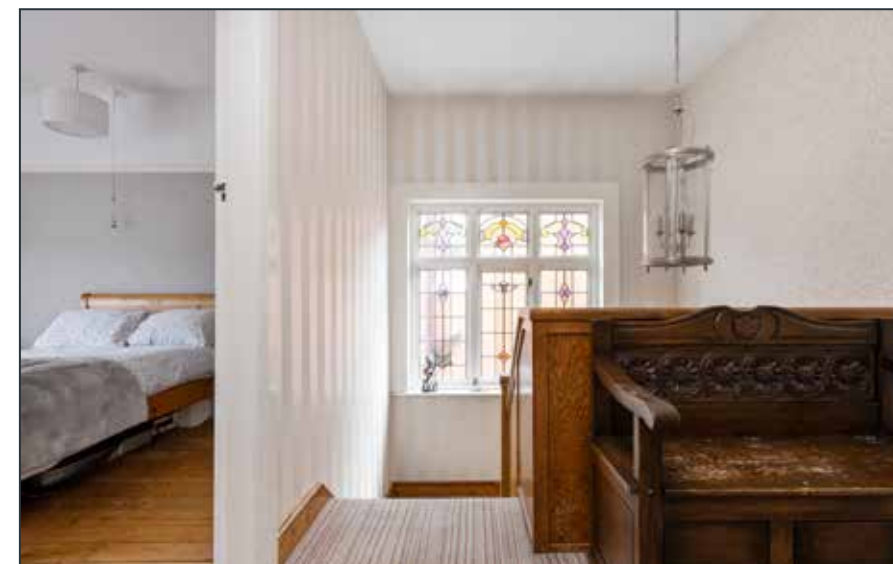


BEDROOM (3):
11' 4" x 8' 7" (3.45m x 2.62m)





BEDROOM (4):
10' 3" x 8' 0" (3.12m x 2.44m)



LANDING:

Airing cupboard and access to floored roofspace.

OUTSIDE

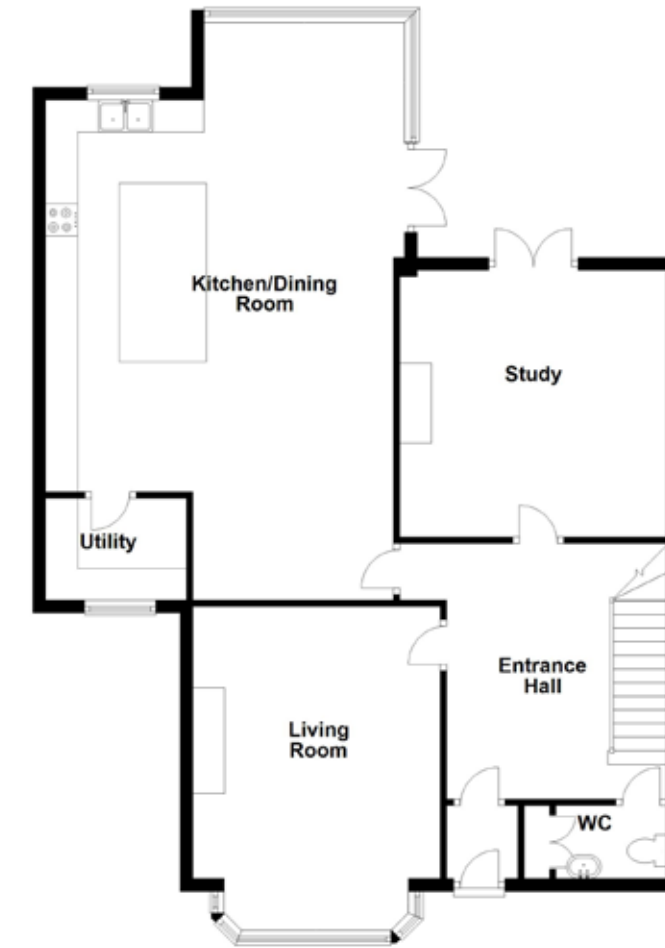
Garden store. Well maintained gardens to front and rear in lawns and patio area, driveway parking.



SHOWER ROOM:

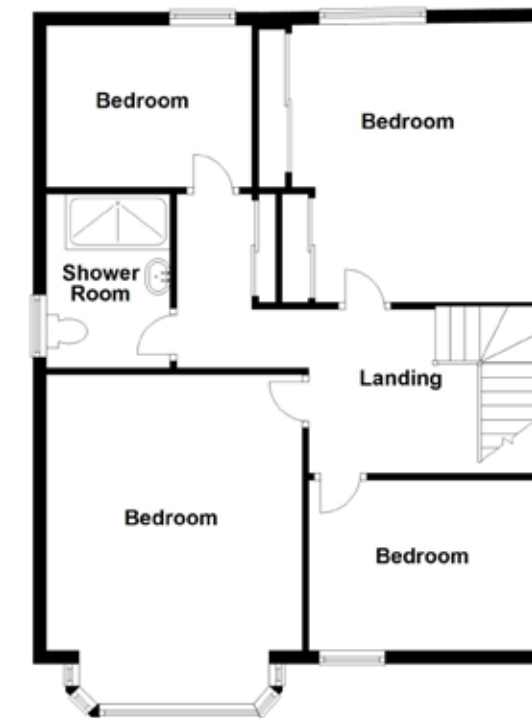
Walk in shower enclosure with overhead shower and additional telephone hand shower, low flush WC, vanity sink unit, fully tiled walls and floor.



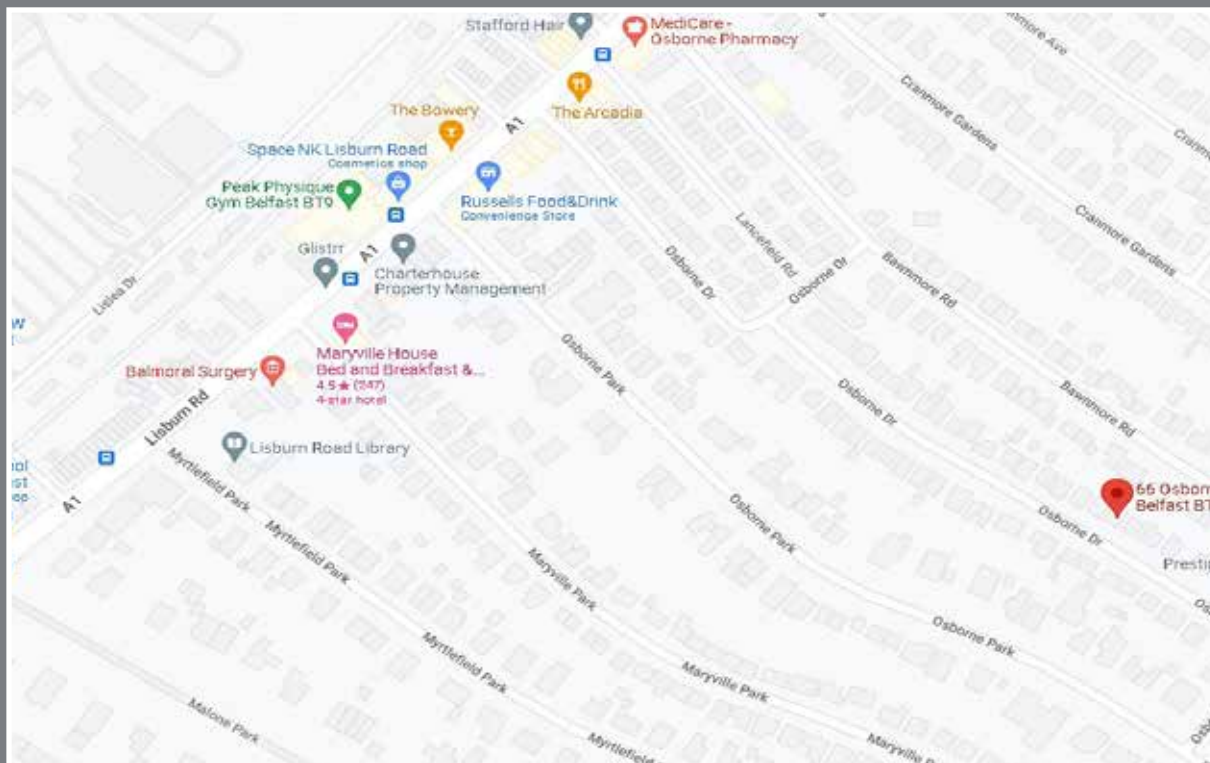


This plan is for illustrative purposes only, and should not be relied upon.
Plan produced using PlanUp.

First Floor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/D/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	63 D
39-54	E		
21-38	F		
1-20	G		

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