



61 Sharman Road

Stranmillis

BT9 5FX

Offers Over £325,000

- ATTRACTIVE SEMI DETACHED PROPERTY IN A PRIME LOCATION
 - BRIGHT & SPACIOUS LIVING ROOM
 - OPEN PLAN KITCHEN WITH DOUBLE DOORS TO REAR GARDEN
 - 3 BEDROOMS
 - FAMILY BATHROOM / GROUND FLOOR CLOAKROOM WITH WC
 - GAS FIRED CENTRAL HEATING / DOUBLE GLAZED WINDOWS
 - DETACHED GARAGE
 - EXCEPTIONALLY WELL PRESENTED THROUGHOUT / A FEW MINUTES WALK FROM STRANMILLIS PRIMARY SCHOOL
 - FRONT & ENCLOSED REAR GARDEN IN LAWNS WITH PAVED SITTING AREA & ADDITIONAL DECKED SITTING AREA
 - CONVENIENT TO MANY LOCAL AMENITIES INCLUDING SHOPS, PUBLIC TRANSPORT AND THE LAGAN TOW PATH
-

PROPERTY COMPRISES

This attractive semi detached property is situated in a prime location on the ever popular Shaman Road, just off Stranmillis Road.

The property is extremely well presented and tastefully decorated by the current owners and offers spacious, well proportioned accommodation which is finished to a high specification throughout. The internal accommodation briefly comprises a bright and spacious lounge a living room which is open plan to the fitted kitchen and a cloakroom with wc on the ground floor. On the first floor there are three bedrooms and a family shower room.

The internal accommodation is perfectly complimented by the private rear garden along with driveway parking.

This fine home is ideally located close to many local amenities including shops and public transport whilst being convenient to leisure facilities at The Belfast Boat Club and The Lagan Tow Path. In addition, there are numerous leading schools in close proximity, including Stranmillis Primary School.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com



PROPERTY DETAILS AND DIMENSIONS

Composite front door to Entrance Porch.

ENTRANCE PORCH Inner door to Entrance Hall.

ENTRANCE HALL Wood strip flooring.

CLOAKROOM Low flush WC, wash hand basin.

LOUNGE 12' 4" x 11' 4" (3.76m x 3.45m) Attractive fireplace with wood surround and gas living flame fire, wood flooring.

DINING ROOM 12' 3" x 10' 3" (3.73m x 3.12m) Glazed double doors to rear.

KITCHEN 9' 7" x 7' 2" (2.92m x 2.18m) Range of high and low level units, work surfaces, single drainer sink unit, four ring hob with electric oven, extractor fan, integrated fridge, integrated dishwasher, part tiled walls, tiled floor, external access.

FIRST FLOOR LANDING Access via ladder to partially floored roof space.

BEDROOM 12' 4" x 10' 3" (3.76m x 3.12m)

BEDROOM 12' 4" x 10' 3" (3.76m x 3.12m)

BEDROOM 8' 11" x 7' 3" (2.72m x 2.21m) Built in storage, laminate flooring.

SHOWER ROOM White suite comprising walk in shower, low flush WC, pedestal wash hand basin, tiled floor, heated towel rail.

OUTSIDE Front garden. enclosed and private rear garden in lawns with timber decked sitting area. Driveway parking leading to...

GARAGE 18' x 9' (5.49m x 2.74m) Roller shutter door, power and light, gas boiler, plumbed for washing machine.

East Belfast Office
223a Upper Newtownards Road,
Belfast, BT4 3JD
028 9065 5060

South Belfast Office
485 Lisburn Road,
Belfast, BT9 7EZ
028 9066 1111

Bangor Office
69 High Street,
Bangor, BT20 5BD
028 9147 9797

fetherstons.com