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2 & 2a Cranmore Gardens

Belfast
BT9 6JL

Offers In Region Of £579,950

2 & 2A CRANMORE GARDENS, BELFAST, BT9 6JL

- Delightful Detached Family Home And Adjoining Maisonette
- Seven Well Proportioned Bedrooms
- Four Reception Rooms
- Three Bathrooms
- Kitchen With Dining Area
- Utility Room
- Adjoining Maisonette With Separate Access Ideal for Those Working From Home
- Mature Enclosed Garden To Rear In Lawn And Driveway Parking To Front
- Gas Fired Central Heating
- Superb Location Close To Local Amenities



Property Description

This delightful detached red brick home enjoys an enviable location on Cranmore Gardens close to the Lisburn Road with all the convenience this affords. The property has retained most of the original period features and been in the same ownership for over 40 years. The property benefits from an attached Maisonette with its own access. This could be used as a separate office suite or accommodation for a family member or Grandparent.

The accommodation in the main house briefly comprises of a Lounge, Dining Room, Family Room, Kitchen with fitted units and breakfast area, Shower Room and Utility Room on the ground floor. On the first floor are five bedrooms and Family Bathroom. There is also an extensive attic space with light.

The accommodation in the adjoining Maisonette (2a) includes a Lounge, Kitchen with range of fitted units, two well proportioned first floor bedrooms and a bathroom with white suite. There is also direct access between both properties.

Externally potential purchasers will be impressed by the well maintained mature gardens with patio area. There is driveway car parking to the front with two access points. The property also has a detached garage.

Superbly positioned in the heart of South Belfast convenient to leading local schools, Barnetts Demesne, Malone Meadows and Lagan Towpath. As mentioned the highly popular amenities of Lisburn Road are also right in the doorstep and the M1 Motorway is easily accessible.

We highly recommend viewing to fully appreciate all this fine home has to offer.

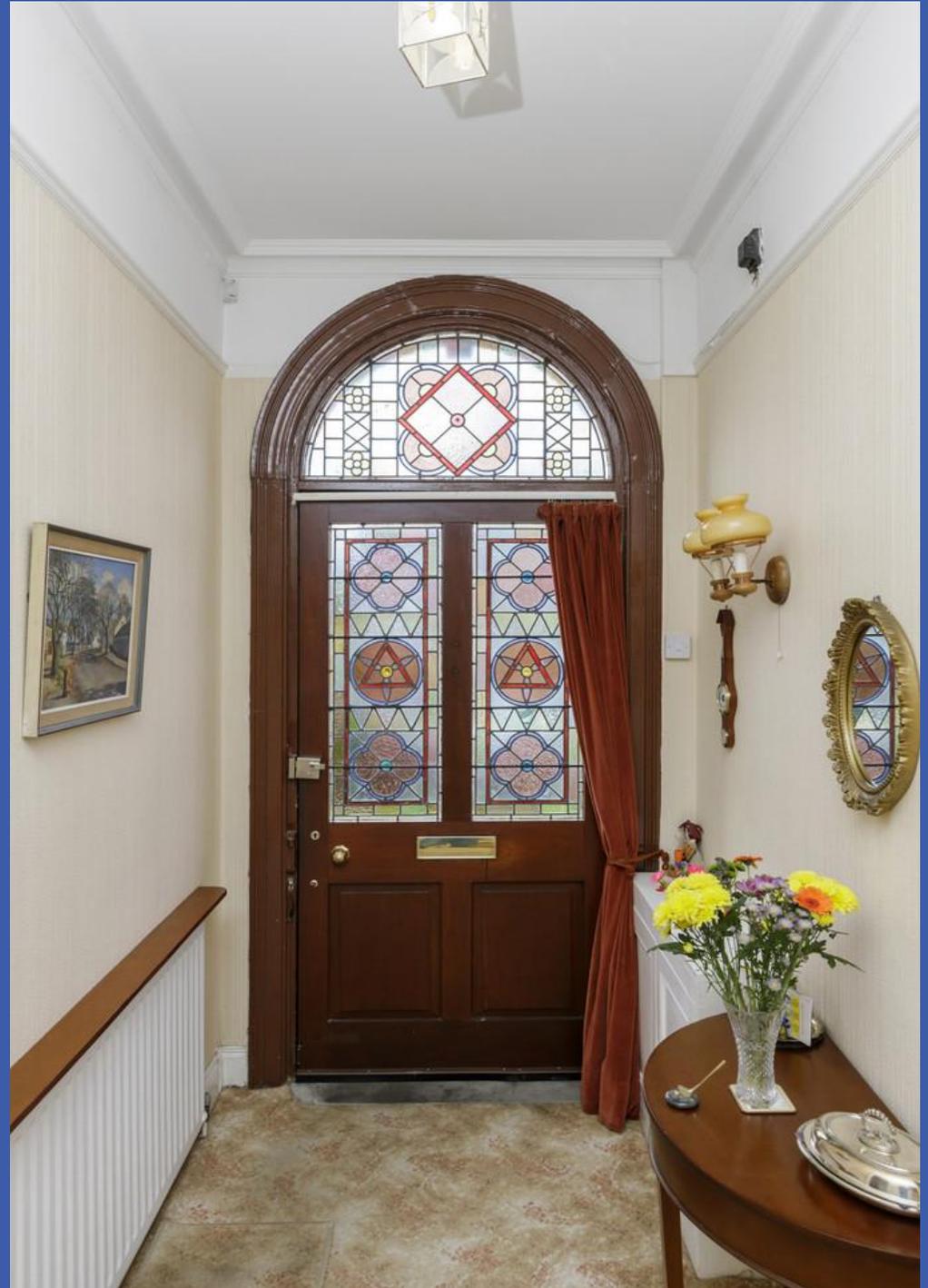


Property Compr ise s

Hardwood entrance door with stained glass panels and fan light leading to...

ENTRANCE HALL

Cornice ceiling, picture rail, ceiling rose, understairs storage cupboard. Stairs to First Floor...







LOUNGE 20' 11" x 13' 0" (6.38m x 3.96m)

Fireplace with marble surround and hearth and inset gas fire, cornice ceiling, picture rail.

DINING ROOM 15' 9" x 13' 0" (4.8m x 3.96m)

Fireplace with carved timber surround and tiled inset and hearth, cornice ceiling, ceiling rose.

FAMILY ROOM 11' 6" x 10' 1" (3.51m x 3.07m)

Built in storage cupboards.

INNER HALL

Storage cupboard with sliding mirrored doors. Access to Maisonette...





SHOWER ROOM

Enclosed shower cubicle with electric shower, low flush wc, wall mounted wash hand basin, tiled floor, part tiled walls, extractor fan.

KITCHEN WITH DINING AREA 14' 11" x 11' 3" (4.55m x 3.43m)

Range of fitted high and low level units, integrated five ring Baumatic hob, integrated double oven, one and a half bowl single drainer stainless steel sink unit with mixer taps and waste disposal unit, plumbed for dishwasher.

UTILITY ROOM 11' 4" x 4' 2" (3.45m x 1.27m)

Double drainer stainless steel sink unit with mixer taps, plumbed for washing machine, gas fired boiler. Door to rear garden.





FIRST FLOOR LANDING

Access to roofspace, cornice ceiling.

BATHROOM

Panelled bath with shower unit, pedestal wash hand basin, hotpress with shelving.

BEDROOM 12' 3" x 10' 0" (3.73m x 3.05m)

Cornice ceiling.

BEDROOM 12' 3" x 9' 10" (3.73m x 3m)

Cornice ceiling, built in wardrobe.





BEDROOM 12' 3" x 11' 10" (3.73m x 3.61m)

Cornice ceiling, built in wardrobes and dressing table, vanity wash hand basin.

BEDROOM 12' 3" x 11' 11" (3.73m x 3.63m)

Built in wardrobes, vanity wash hand basin.

WC low flush WC.

BEDROOM/STUDY 8' 9" x 8' 7" (2.67m x 2.62m)

Built in storage.





2A CRANMORE GARDENS (MAISONETTE)

Hardwood entrance door leading to...

ENTRANCE HALL

Built in storage. Stairs to First Floor. Access to main house...

LOUNGE 12' 0" x 11' 11" (3.66m x 3.63m)

Fireplace with tiled surround and hearth.

KITCHEN 11' 11" x 5' 8" (3.63m x 1.73m)

Range of fitted high and low level units, double drainer stainless steel sink unit with mixer taps, tiled splashbacks. Door to rear garden...

FIRST FLOOR LANDING

Roof light, hotpress with Worcester gas fired boiler and shelving.

BEDROOM 10' 11" x 7' 9" (3.33m x 2.36m)

Range of built in fitted wardrobes.



BEDROOM 11' 10" x 11' 9" (3.61m x 3.58m)

BATHROOM

White suite comprising of a bath with shower, low flush wc, pedestal wash hand basin, extractor fan.

OUTSIDE

Garden in lawns to rear with mature planted shrubs, trees and hedging, paved patio area. Driveway parking to front with dual access.

GARAGE 18' 2" x 9' 2" (5.54m x 2.79m)

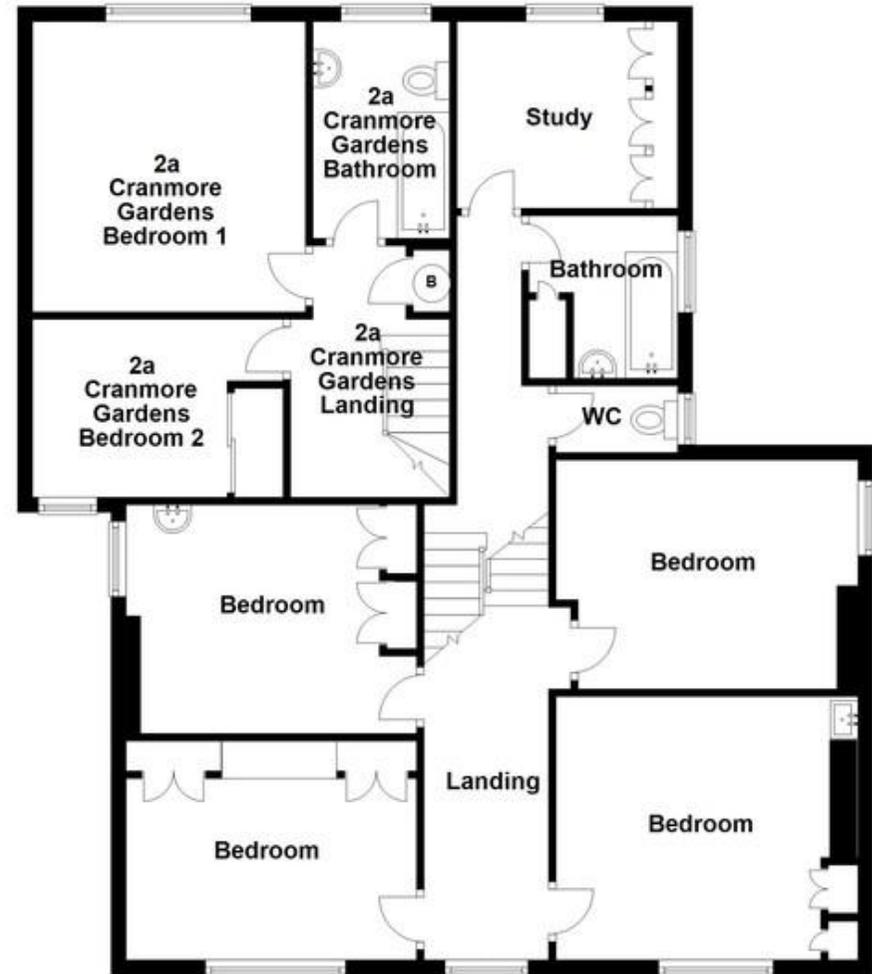
Automatic up and over door, service door, light and power.



Ground Floor

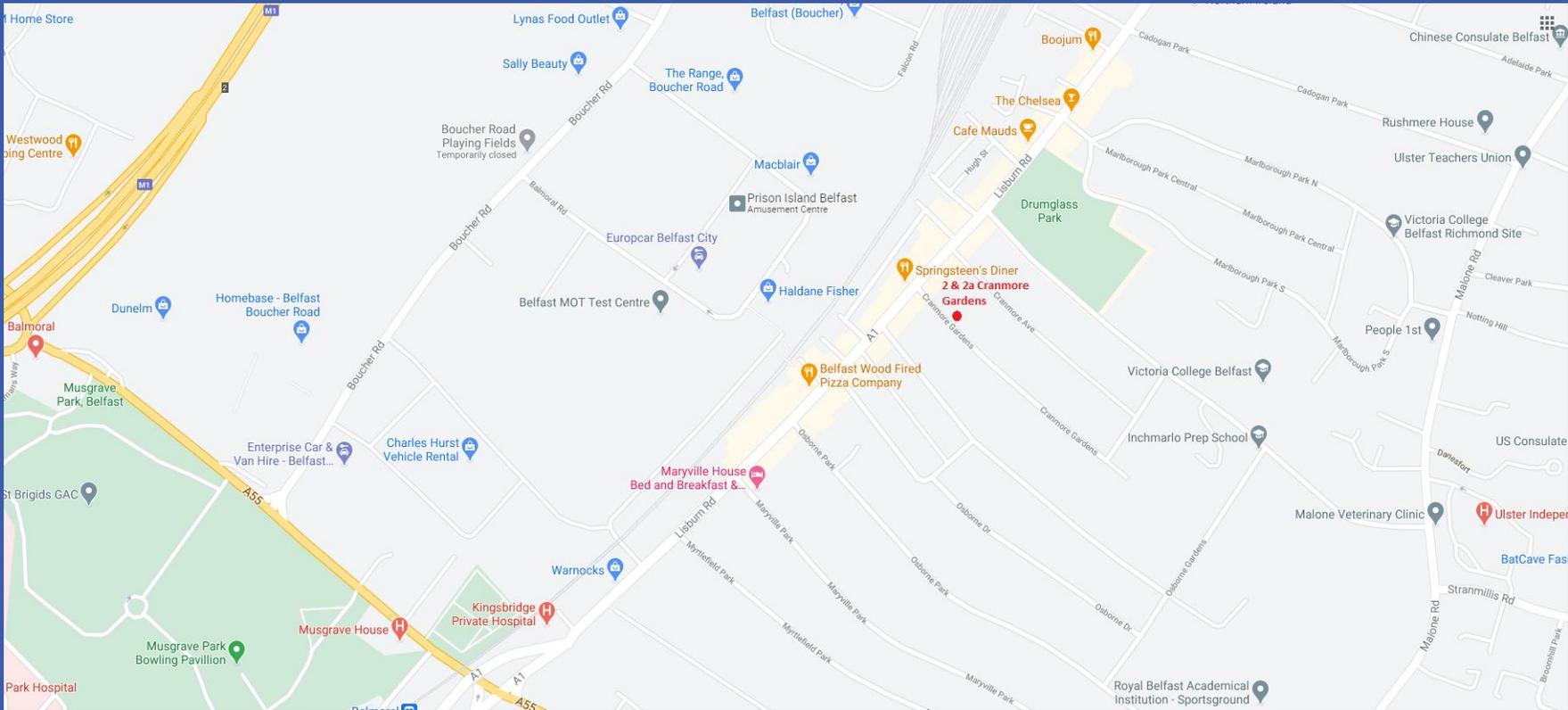


First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

2 Cranmore Gardens, Belfast



Directions:

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	53 E	
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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