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**98 Sharman Road**

Stranmillis, Belfast  
BT9 5HE

**Offers Over £275,000**



## 98 SHARMAN ROAD, STRANMILLIS, BT9 5HE

- **Attractive Semi Detached Property in a Prime Location**
- **Good sized Lounge with Feature Fireplace**
- **Separate Living Room**
- **Fitted Kitchen**
- **3 Good Sized Bedrooms**
- **Fully Tiled Bathroom with White Suite**
- **Exceptionally Well Presented Throughout**
- **A Few Minutes Walk From Stranmillis Primary School**
- **Gas Fired Central Heating/uPVC Double Glazed Windows/Driveway with Parking**
- **Front and Enclosed Rear Garden in Lawns with Timber Decked Sitting Area**
- **Convenient to many Local Amenities including Shops, Public Transport and The Lagan Tow Path**



This attractive semi detached property is situated in a prime location on the ever popular Sharman 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 an extremely high specification throughout. The internal accommodation is perfectly complimented by the private rear garden.

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.





#### **ENTRANCE HALL**

uPVC double glazed front door, feature floor tiling, under stairs cloakroom alcove

#### **LIVING ROOM 10' 4" x 10' 4" (3.15m x 3.15m)**

Solid oak flooring, low voltage spots

#### **LOUNGE 13' 10" x 10' 4" (4.22m x 3.15m)**

Solid oak flooring, low voltage spots, Hole in wall fireplace with tiled hearth and wood beam mantle

#### **KITCHEN 10' 7" x 7' 0" (3.23m x 2.13m)**

Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, Gorenje 4 ring hob, Gorenje eye level electric oven, Teka integrated microwave oven, stainless steel extractor fan, plumbed for washing machine, plumbed for dish washer, integrated fridge freezer, matching feature tiled floor, part tiled walls, low voltage spots, uPVC double glazed door to rear



## 1<sup>st</sup> FLOOR

### LANDING

Airing cupboard, access to roofspace

### BEDROOM 13' 4" x 10' 4" (4.06m x 3.15m)

Laminate wood effect floor, low voltage spots

### BEDROOM 11' 0" x 10' 0" (3.35m x 3.05m)

Laminate wood effect floor, low voltage spots, built in storage

### BEDROOM 10' 10" x 10' 8" (3.3m x 3.25m)

Laminate wood effect floor, low voltage spots, built in storage







### FULLY TILED BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, vanity unit with storage, low flush wc, chrome heated towel rail, tiled floor, fully tiled walls, panelled ceiling with low voltage spots

### OUTSIDE

Front garden in lawns with boundary wall.

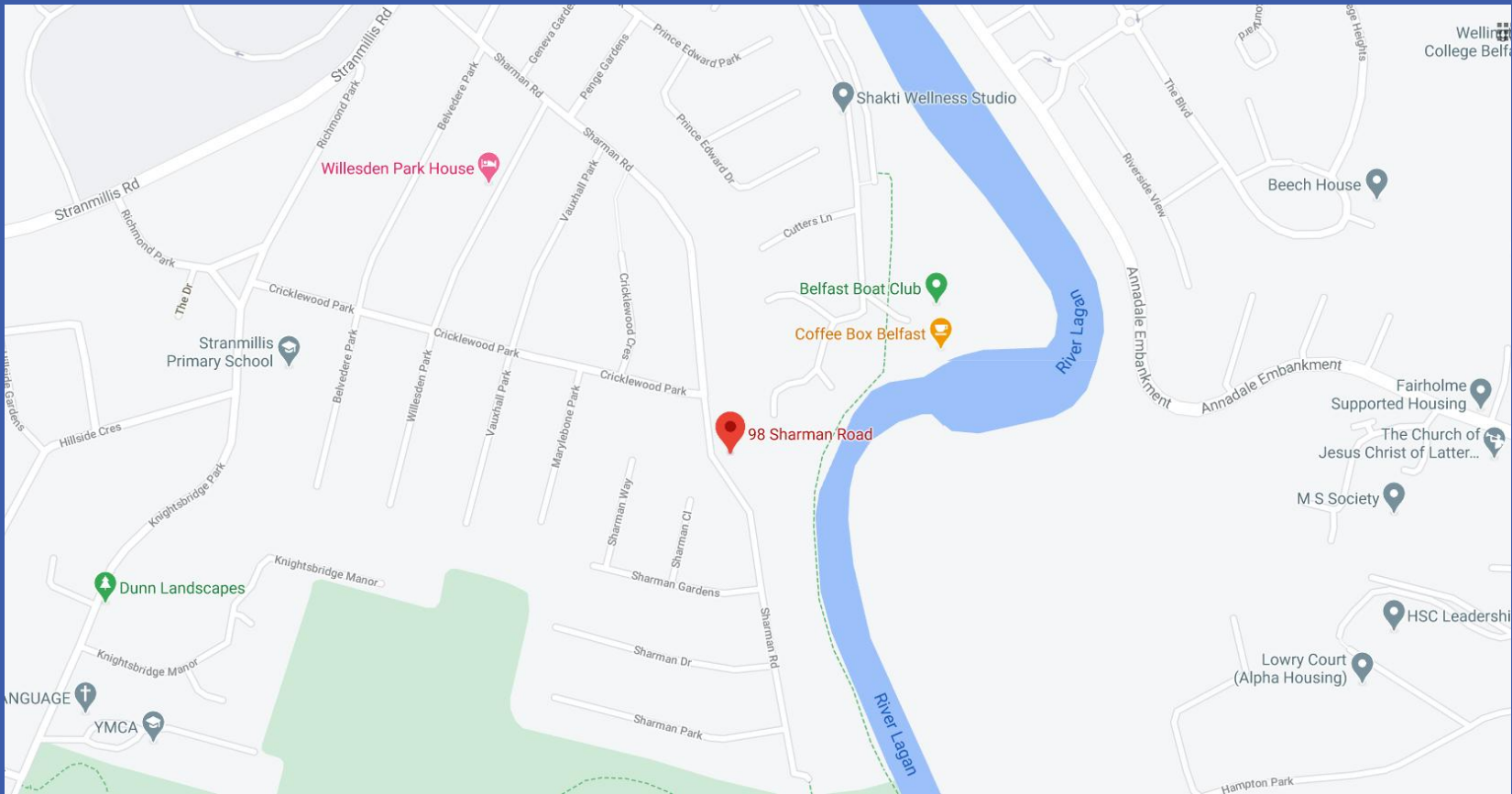
Brick entrance gates leading to driveway with parking for several cars.

Enclosed and private paved rear garden with flower beds and sheltered sitting area. Boundary fence and planting, garden store, outside tap and light









**Directions:**

Sharman Road is accessed from Stranmillis Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	70   C
39-54	E		
21-38	F		
1-20	G		



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