



This attractive semi detached, occupies a superb and extremely convenient location in the ever popular Stranmillis residential area with a host of amenities only minutes away including shops, the Lagan towpath and Stranmillis Primary School.

The property offers bright, well balanced accommodation both internally and externally with an open plan large reception room, fitted kitchen with dining area and three first floor bedrooms and shower room.

The property has been well cared for by the current owner, but is ready for some modernisation and updating throughout.

Always an extremely sought after residential location this excellent home will have wide ranging appeal including to young professionals and families. Early viewing is highly recommended so as not to miss out.

Offers Over  
£315,000

37 Sharman Road,  
BELFAST,  
BT9 5FX

---

Viewing by  
appointment  
through agent  
028 9066 3030

- Attractive Semi-Detached Home with Delightful Rear Gardens
- Entrance Hall with Under Stairs Storage
- Lounge Open Plan to Dining Room with Marble Fireplace
- Fitted Kitchen with Casual Dining Area
- Three Well Proportioned Bedrooms
- Shower Room
- Oil Fired Central / Double Glazed Windows
- Landscaped Front Gardens and Rear Gardens in Lawns with Boundary Fencing
- Driveway Parking and Detached Garage
- Superb Location Convenient to Many Local Amenities Including the Lagan Tow Path, Cutters Wharfs, Various Cafes, Bars and Restaurants and Local Schools Including Stranmillis Primary
- Well Cared for But Ready for Some Modernisation and Updating



The Property Comprises:

Ground Floor

Sliding glazed door to:

ENTRANCE PORCH: Ceramic tiled floor, door and glazing to:

ENTRANCE HALL: Under stairs storage.



LOUNGE OPEN PLAN TO DINING ROOM: 23' 11" x 11' 9" (7.29m x 3.58m) Marble fireplace with tiled inset and hearth, electric inset, built-in shelving.





FITTED KITCHEN WITH CASUAL DINING AREA: 16' 6" x 8' 4" (5.03m x 2.54m) Range of high and low level units, work surfaces, one and a half bowl stainless steel sink unit, integrated Logik oven. Space for fridge/freezer, plumbed for dishwasher and washing machine, part tiled walls. uPVC door to rear.



## First Floor

LANDING: Access to roofspace (floored with Velux window).

BEDROOM (1): 12' 4" x 10' 8" (3.76m x 3.25m) Laminate wood effect floor.



BEDROOM (2): 11' 6" x 10' 8" (3.51m x 3.25m) Laminate wood effect floor, range of built-in robes.





BEDROOM (3): 8' 5" x 7' 11" (2.57m x 2.41m) Built-in robes with rails and shelving.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, part tiled walls, ceramic tiled floor. Hotpress, tongue and groove ceiling.





## Outside

Gated driveway parking to:

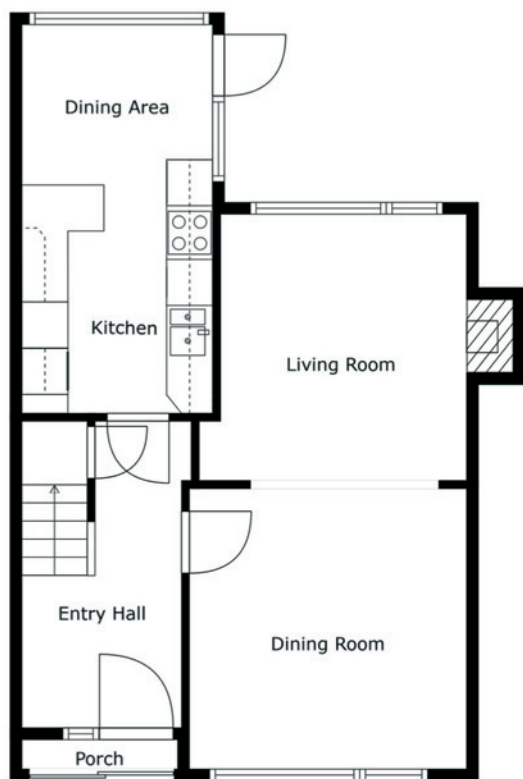
DETACHED GARAGE: 16' 3" x 10' 0" (4.95m x 3.05m) Up and over door, oil boiler.

Private rear gardens in lawns with bushes, wooden fencing and patio area. Landscaped beds to the front with shrubs and bushes, boundary wall. uPVC oil tank.

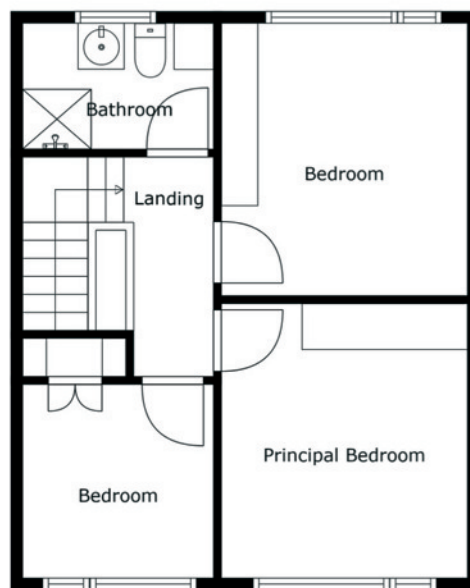


Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



Floor 1



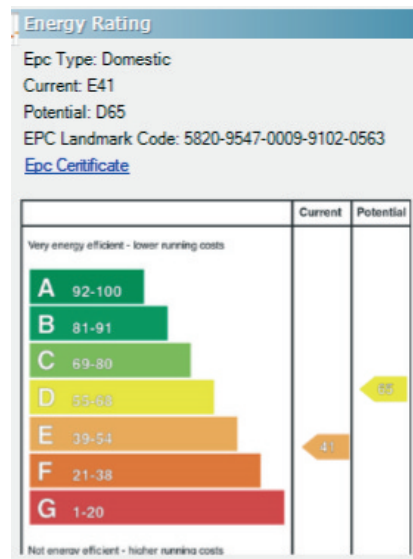
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

## Location:

From Stranmillis Road heading towards Malone Road, take left onto Sharman Road and number 37 is on the right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.