

TEMPLETON  
ROBINSON



97 Osborne Park,  
BELFAST,  
BT9 6JQ

Offers Over  
£995,000

Viewing by  
appointment with  
& through agent  
028 90 663030



Occupying a prime location within this exclusive park, this attractive red brick semi detached home has been beautifully renovated and finished to a high level of specification throughout. It is within walking distance of a host of amenities in the Malone area including; leading schools, shops, boutiques and restaurants.

The property offers excellent family accommodation which is adaptable and ready for a new family to move in and enjoy. The accommodation comprises; spacious entrance hall, formal drawing room open plan to dining room, further sitting room to the front with bay window and feature fireplace. There is an open plan entertainment sized contemporary fitted kitchen with everyday

living and dining space with access to large south facing terrace and separate utility room. There are five well proportioned bedrooms, three with ensuite shower rooms and a study/dressing room and second floor shower room.

There is gas fired central heating and hardwood sash double glazed windows. The property is finished to a high level of specification and ready for any new family to enjoy.

The site is beautifully landscaped with mature trees and beds to the front, electric gated car stoned car parking for several cars and south facing, rear gardens in artificial lawns and large paved sun terrace.

- **Substantial Semi-Detached Home in Prime Location with South-Facing Gardens and Proximity to Leading Schools and Amenities**
  - **Entrance Porch and Spacious Entrance Hall with Solid Wood Floors**
  - **Drawing Room Open Plan to Dining Room with Solid Floors and Marble Fireplace**
    - **Sitting Room with Bay Window and Feature Fireplace**
- **Contemporary Fitted Kitchen with Range of Integrated Appliances Open Plan to Large Everyday Living and Dining Room**
  - **Sliding Doors from Living Area to Large South Facing Sun Terrace**
    - **Separate Utility Room and Cloakroom/WC**
  - **Five Well Proportioned Bedrooms, Three with Ensuite Shower Rooms**
    - **Further Study/ Dressing Room**
    - **Second Floor Shower Room**
- **Many Fine Features Including; Solid Floors, Marble Fireplaces, Corniced Ceilings and Ceiling Roses**
  - **Modern and Homely Finish Throughout to a High Standard**
- **Beautifully Landscaped Rear Gardens in Artificial Lawns, Large South Facing Sun Terrace, Beds in Shrubs and Mature Trees to the Front**
  - **Electric Gates to Stoned Car Parking for Several Cars and Detached Garage**
- **Walking Distance of all Amenities on the Lisburn Road Including; Shops, Restaurants, Cafes and Public Transport**



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The Property Comprises:

## Ground Floor

Hardwood front door and fan light to:

ENTRANCE PORCH: Ceramic tiled floor, hardwood front door with glazing to:

ENTRANCE HALL: Wood floor, cornice ceiling, ceiling rose, under stairs storage cupboard.

DRAWING ROOM: 17' 11" x 13' 9" (5.46m x 4.19m) (at widest points). Painted fireplace with cast iron inset, slate hearth, wood floor, cornice ceiling, double doors to:



DINING ROOM: 12' 0" x 11' 4" (3.66m x 3.45m) (at widest points).

Feature fireplace with exposed brick, tiled hearth, wood floor, cornice ceiling.



SITTING ROOM: 16' 9" x 13' 6" (5.11m x 4.11m) (at widest points). Wood floor, cornice ceiling, ceiling rose.



MODERN FITTED KITCHEN OPEN PLAN TO CASUAL LIVING/DINING AREA: 33' 3" x 13' 10" (10.13m x 4.22m) (at widest points). Range of high and low level units, quartz work surfaces and drainer, one and a half bowl stainless steel sink unit, integrated Siemens double ovens, pull-out bins, integrated CDA dishwasher, glass splashback, integrated CDA fridge and freezer, large island unit with units, quartz work surfaces. Bora hob with downdraft extractor fan, breakfast bar, ceramic tiled floor, low voltage spotlights, patio doors to rear patio. Glazed door to side.



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UTILITY ROOM: 10' 0" x 6' 10" (3.05m x 2.08m)

High gloss range of high and low level units, work surfaces, circular stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor, extractor fan. Vanity unit and wash hand basin.

CLOAKROOM: Low flush wc, ceramic tiled floor, extractor fan.



First Floor Return

LANDING:

STUDY/DRESSING ROOM: 19' 3" x 6' 10" (5.87m x 2.08m) Twin built-in rails and shelving.



## First Floor

### LANDING:

PRINCIPAL BEDROOM: 14' 7" x 13' 10" (4.44m x 4.22m)

WALK-IN ROBE: 12' 1" x 4' 2" (3.68m x 1.27m) Rails and built-in shelving.

ENSUITE BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, free standing bath with hand shower. Fully tiled shower cubicle with drencher head, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 15' 8" x 13' 10" (4.78m x 4.22m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower head, part tiled walls, tiled floor, heated towel rail, low voltage spotlights.



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BEDROOM (3): 14' 3" x 11' 5" (4.34m x 3.48m) (at widest points).

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower head, part tiled walls, tiled floor, heated towel rail, extractor fan, low voltage spotlights, Velux window.



## Second Floor

LANDING: Access to roofspace.

LUGGAGE ROOM: 8' 9" x 6' 10" (2.67m x 2.08m)

Gas boiler.

BEDROOM (4): 15' 11" x 12' 0" (4.85m x 3.66m)

(at widest points).



BEDROOM (5): 28' 0" x 13' 8" (8.53m x 4.17m) (at widest points). Laminate wood effect floor. Door to faux balcony.



MODERN BATHROOM: White suite comprising low flush wc, panelled bath, fully tiled shower cubicle with drencher head, vanity unit with wash hand basin, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



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## Outside

Electric entrance gates to driveway laid in stones with parking. Mature trees to front with beds with bushes and hedging, railed fencing.

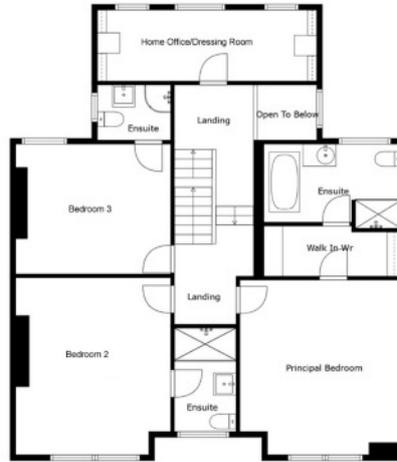
Driveway laid in stones to:

DETACHED GARAGE: Up and over door.





Floor 1



Floor 2



Floor 3

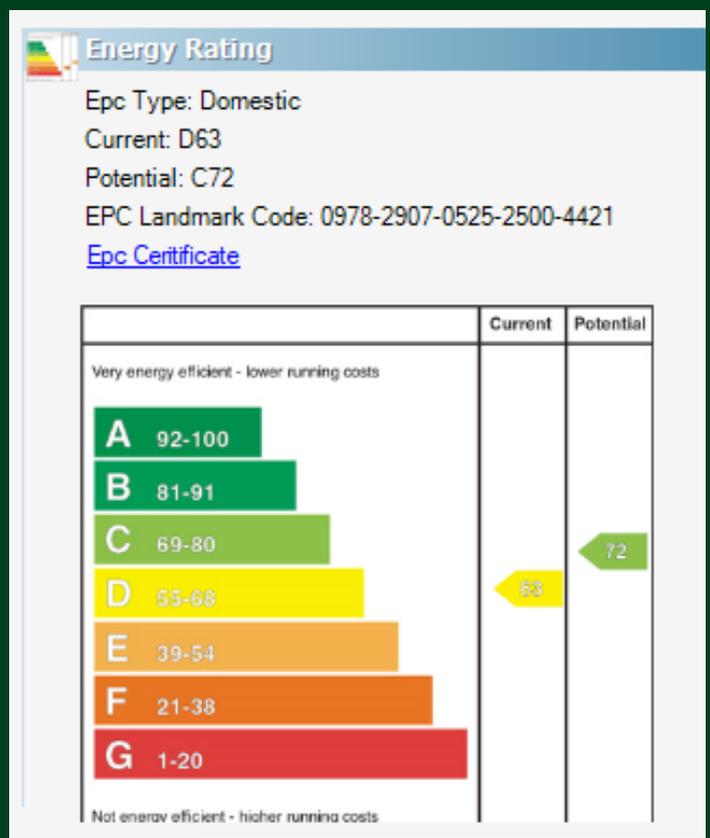
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the Lisburn Road heading out of the City Centre, Osborne Park is on the left hand side, two streets before Balmoral Lights.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

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