



St. Julien Gardens, Cochrane Park  
**Offers in excess of £225,000**

**JACK  
HARRISON  
ESTATES**

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AVAILABLE WITH NO ONWARD CHAIN THIS 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE ST. JULIEN GARDENS, COCHRANE PARK.

The property retains a wealth of period features and offers generously proportioned accommodation throughout but does require modernisation. Briefly comprising: Entrance hall, lounge, dining room, kitchen and utility room. To the first floor there are 3 bedrooms, a bathroom and separate WC. Externally, there are gardens to the front and rear, a driveway to the front and an attached garage.

Entrance hall: Double glazed entrance door, double glazed window to the side, staircase to the first floor, telephone point and carpet.

Lounge: 15'5 into bay x 11'9 into alcoves: Double glazed bay window to the front, fitted gas fire with feature fireplace, alcoves, coving to ceiling, carpet.

Dining room: 15'5 into bay x 11'9 into alcoves: Double glazed bay window to the rear, fitted gas fire, alcoves and carpet.

Kitchen: 8'5 x 6'8: Wall and base units, work surfaces, 1 ½ bowl sink unit, part tiled walls, understairs cupboard and double glazed window to the rear.

Utility: 10'4 x 6'9: Belfast sink unit, space for washing machine, double glazed window to the rear, double glazed door to the rear and a door to the garage.

First floor landing: Double glazed window to the front, carpet.

Bedroom 1: 15'6 into bay x 11'9 into alcoves: Double glazed bay window to the front, alcoves, feature fireplace, picture rail and carpet.

Bedroom 2: 12'5 x 11'9 into alcoves: Double glazed window to the rear, alcoves, feature fireplace and carpet.

Bedroom 3: 13'2 x 7'4: Double glazed window to the front, hardwood floor.

Bathroom: White 2 piece suite comprising a panelled bath and pedestal wash hand basin. Part tiled walls, airing cupboard housing the hot water cylinder and a double glazed frosted window to the rear.

Separate WC: Low level WC and a double glazed frosted window to the rear.

Front garden: Driveway and lawned garden.

Rear garden: Laid mainly to lawn with fenced boundaries.

