

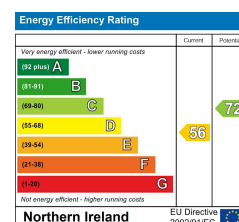


99 Stockmans Lane, Belfast, BT9 7JD

Price Guide £275,000

Located on Stockmans Lane in South Belfast we are pleased to offer for sale this well presented semi-detached home. Bright and spacious throughout, the internal accommodation comprises two reception rooms, kitchen, W.C, three good sized bedrooms and shower room. There is also an integrated garage. To the rear there is a large enclosed rear garden in lawn with spacious patio and front driveway. Oil fired central heating and PVC double glazed windows are in place. Stockmans Lane is one of the main arterial routes into Belfast therefore the position of this home offers easy access to many amenities and transport links.

- Well Presented Semi - Detached Home
- Living Room & Dining Room With Sliding Patio Door To Rear Garden
- First Floor Shower Suite
- Chain Free & Ready To Move Into
- Three Good Sized Bedrooms (Two With Built In Storage)
- Enclosed Rear Garden In Lawn With Spacious Patio Area, Front Driveway & Attached Garage
- Oil Fired Central Heating / PVC Double Glazing
- Convenient To The Shops & Cafes Off The Lisburn Road & Boucher Road

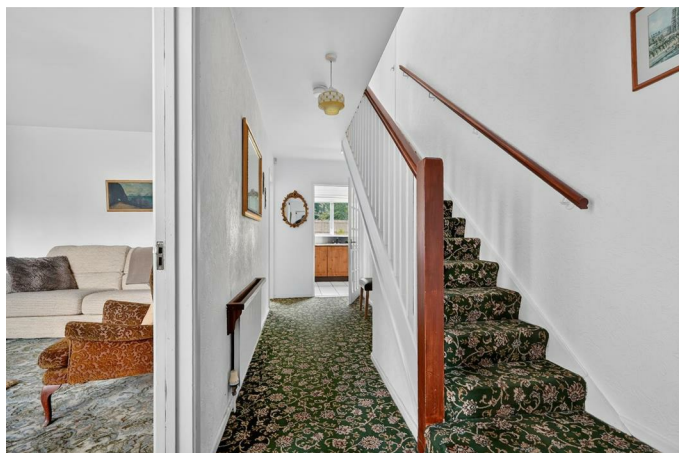


**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL



CLOAKROOM

Low flush W.C, wash hand basin.

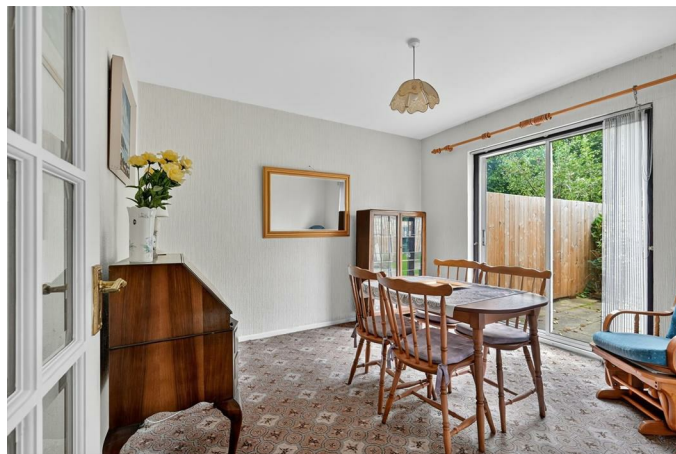
LIVING ROOM 16'4" x 9'10" (5.0 x 3.0)



Tiled fireplace.



DINING ROOM 10'9" x 9'10" (3.3 x 3.0)



Sliding patio doors to rear garden.

KITCHEN 10'9" x 10'9" (3.3 x 3.3)



Range of high and low level units, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, stainless steel extractor fan, tiled floor, part tiled walls.

ON THE FIRST FLOOR

Access to roof space.

BEDROOM ONE 15'5" x 9'10" (4.7 x 3.0)



Built in storage.

BEDROOM TWO 10'9" x 9'10" (3.3 x 3.0)



Built in storage.

BEDROOM THREE 10'9" x 7'10" (3.3 x 2.4)



SHOWER ROOM



Low flush W.C, pedestal wash hand basin, accessible shower, fully tiled shower.

OUTSIDE

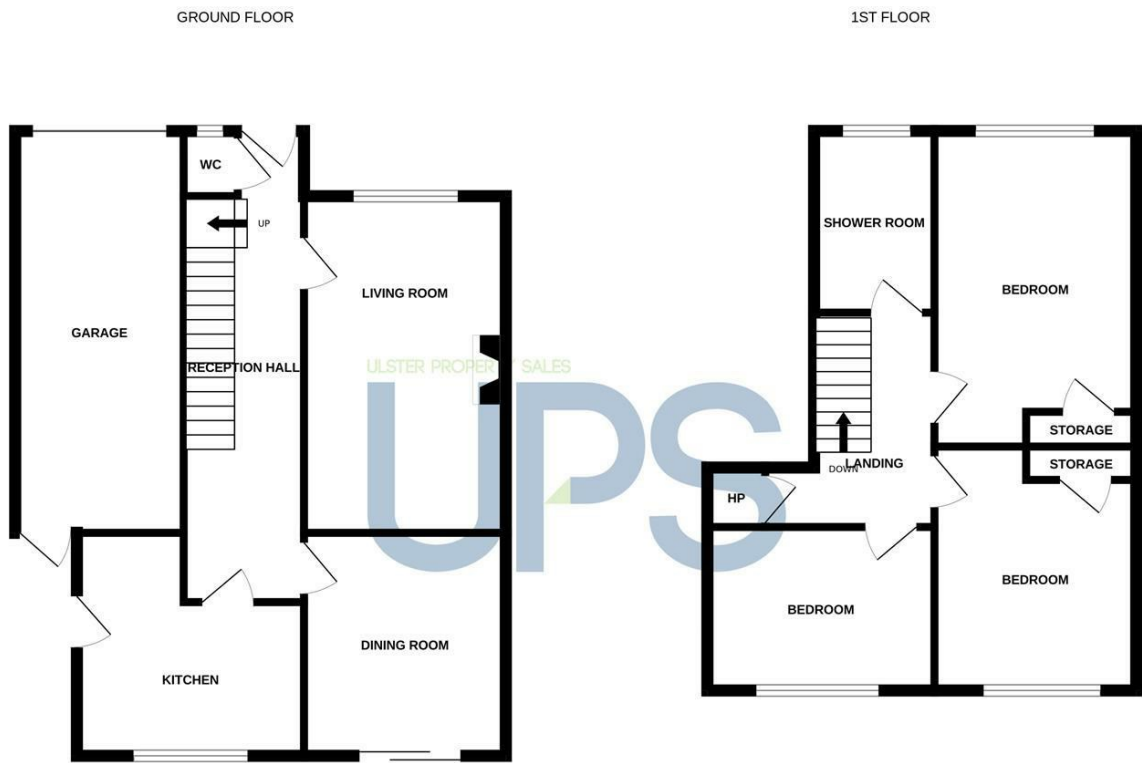


Enclosed rear garden in lawn with spacious patio area. Driveway to front.



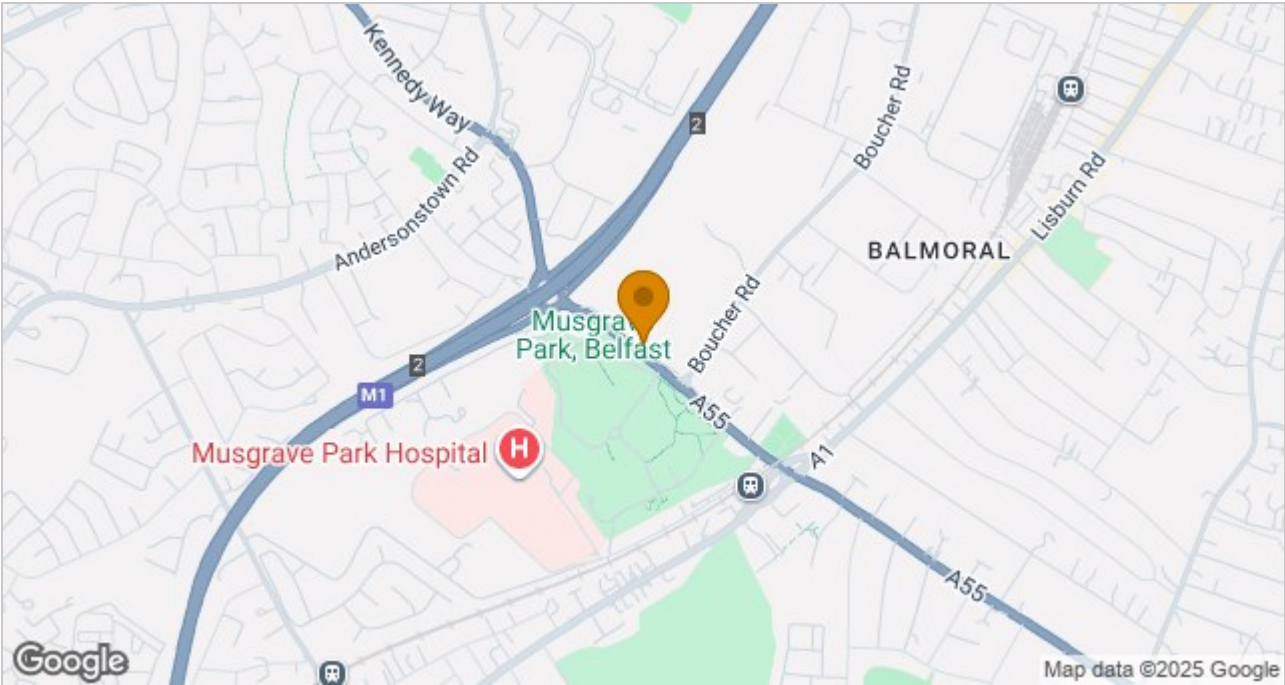
ATTACHED GARAGE 19'8" x 8'2" (6.0 x 2.5)

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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