



11 Stockmans Lane, Belfast, BT9 7JA

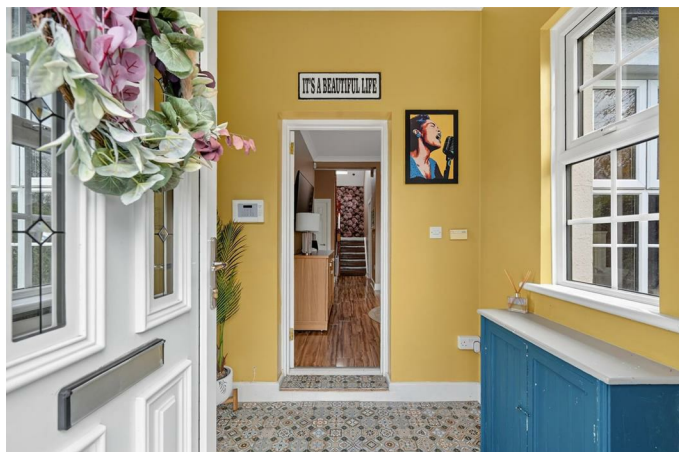
Price Guide £285,000

Constructed circa 1930's this charming cottage style residence offers deceptively spacious accommodation that would suit differing family requirements. Previously resided by John Hewitt (poet) the property offers comfort, convenience and charm. Well presented by its current owner, this unique property is ready to move into with accommodation that can be adapted to suit one's needs. On the ground floor there is a comfortable lounge with feature fireplace, newly fitted kitchen open plan to dining area, sun room, two bedrooms & shower room. The first floor comprises a further two bedrooms and updated bathroom suite. Gas fired central heating and full double glazing are also in place. Located close to the shops, cafes & restaurants of the Lisburn Road, Musgrave Recreational Park & the motorway network the property offers convenience that will suit a range of prospective purchasers.

- Unique Cottage Style Residence
- Comfortable Lounge With Feature Fireplace
- Four Bedrooms
- Gas Fired Central Heating / Full Double Glazing
- Paved Garden To Rear & Garden Area To Front In Lawn
- Spacious Accommodation Which Can Be Adapted As Required
- Beautiful Kitchen Open Plan To Dining Area
- Ground Floor Shower Room & First Floor Bathroom Suite
- Detached Garage, Utility & Car Parking Space
- Convenient Location Close To A Range Of Excellent Amenities

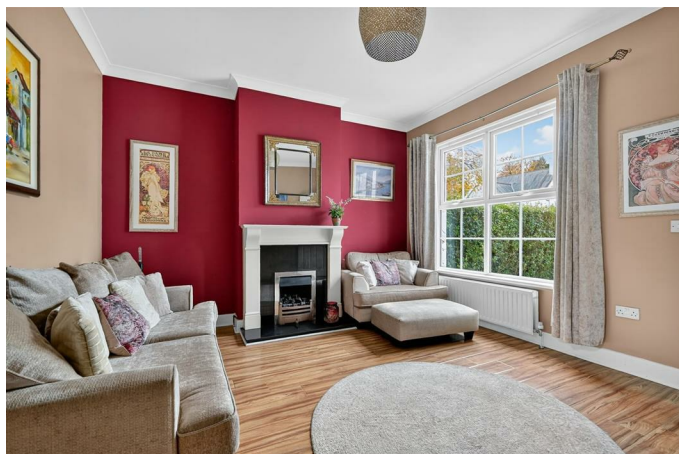
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE PORCH**



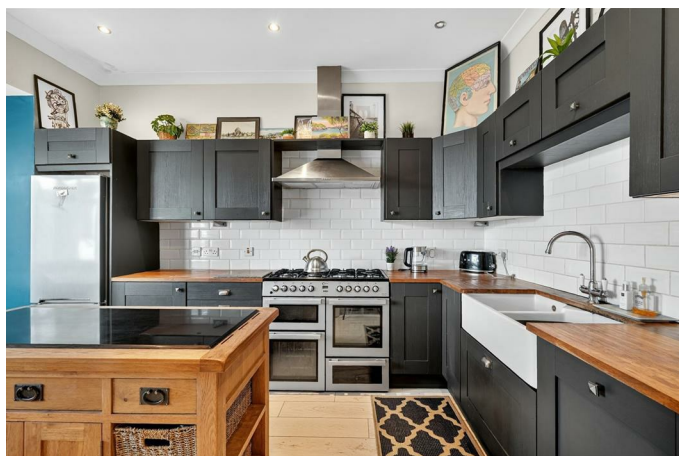
Composite front door. Tile floor.

LOUNGE 14'9" x 13'1" (4.5 x 4.0)



Laminate wood floor. Attractive gas fire with granite hearth & inset.

KITCHEN / DINING 19'8" x 11'1" (6.0 x 3.4)



Beautifully fitted kitchen with range of high and low level units, integrated dishwasher, part tiled walls, double Belfast style sink, recessed spot lighting.



SUN ROOM 12'1" x 5'6" (3.7 x 1.7)

Velux windows, wall lights, laminate wood floor.

BEDROOM ONE 12'9" x 9'10" (3.9 x 3.0)



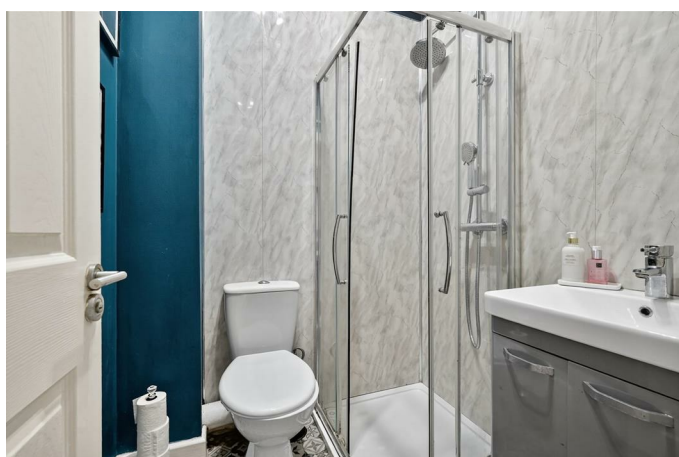
Laminate wood floor.

BEDROOM TWO 8'6" x 7'2" (2.6 x 2.2)



Laminate wood floor.

SHOWER ROOM

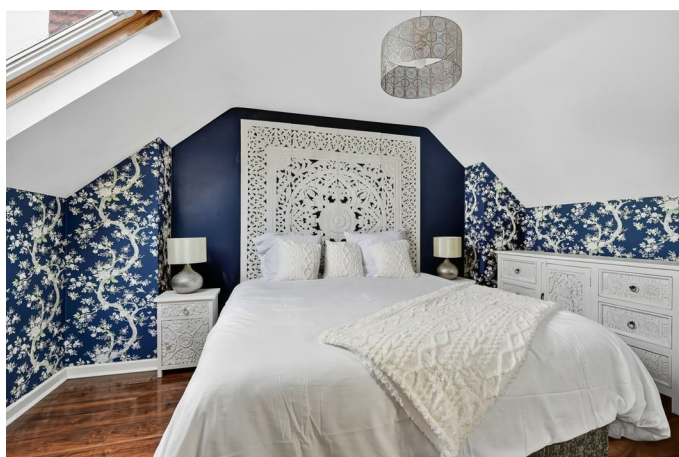


Low flush W.C, wash hand basin with storage below, walk in shower.

ON THE FIRST FLOOR

Storage off landing.

BEDROOM THREE 14'1" x 12'5" (4.3 x 3.8)



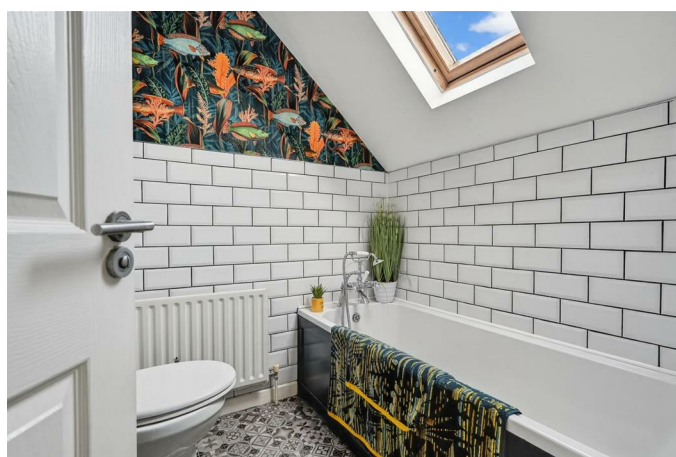
Storage into eaves.

BEDROOM FOUR 11'9" x 7'6" (3.6 x 2.3)



Storage into eaves.

BATHROOM



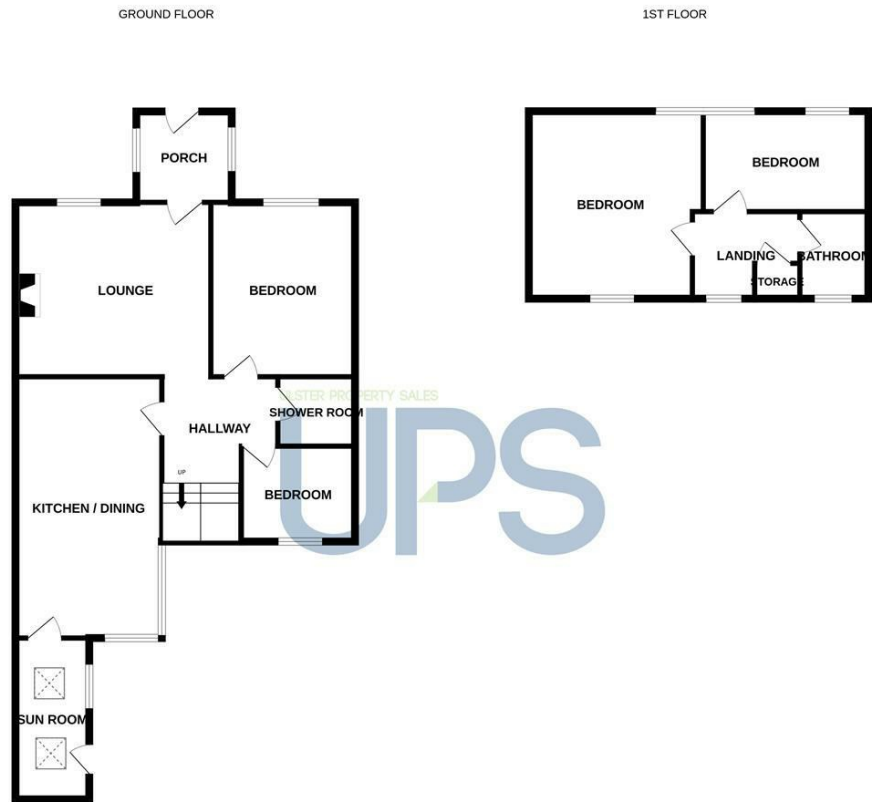
Panel bath with telephone hand shower, low flush W.C, wash hand basin, part tiled walls, tiled floor.

OUTSIDE



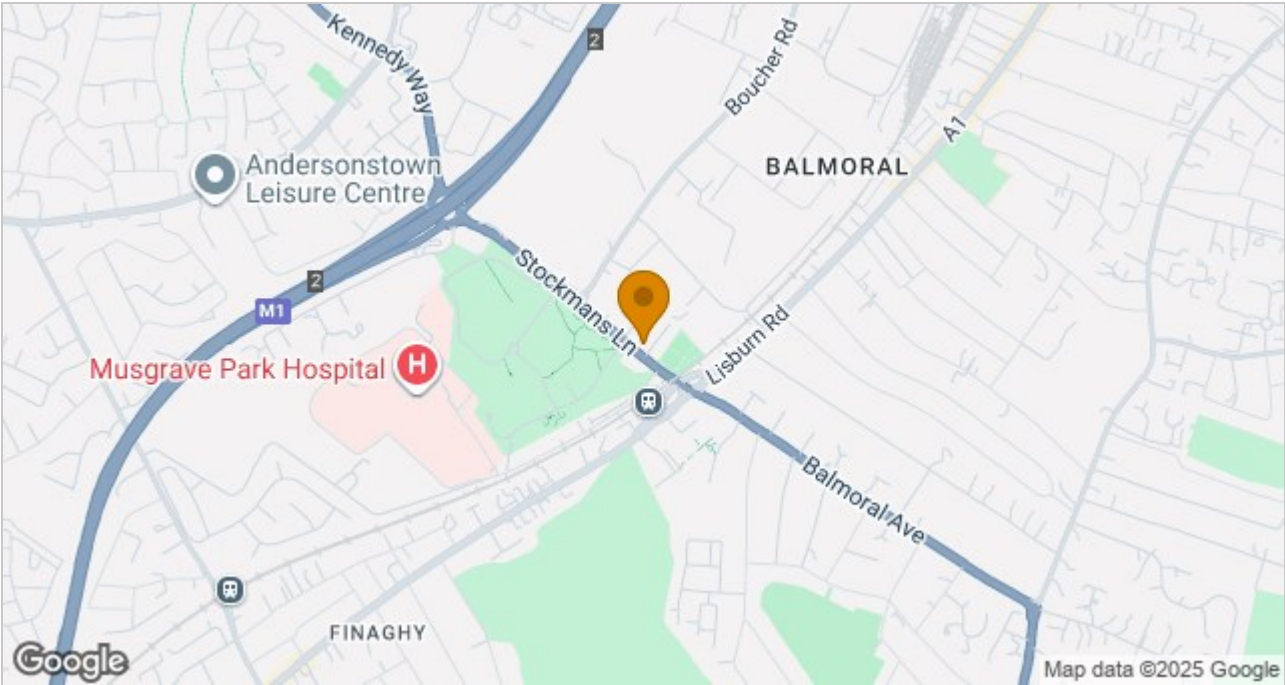
Garden area to front in lawn. Paved garden to rear with decked area. Outside tap. Lighting. Detached garage. Gated parking space accessed via Weston Drive. Storage which is plumbed for washing machine. and houses gas boiler.

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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