



## 21 STOCKMANS CRESCENT, BELFAST, BT11 9AW



An attractive extended red-brick semi-detached home ideally positioned on this generous corner position within an established and highly sought-after residential location that continues to soar in demand and enjoys tremendous doorstep convenience, including a short walk to an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, cafes, restaurants and excellent transport links that include bus, taxi and the Glider service, not to mention being on the doorstep of the wider motorway network and accessibility to lots of nearby schools.

This beautiful home is offered for sale chain-free and offers off-road car parking with the potential to extend as well as a detached garage. The accommodation is briefly outlined below.

Three bedrooms plus a developed roof space and an extended white bathroom suite that has a bath plus a separate shower cubicle, which completes the upper floor accommodation.

On the ground floor there is a spacious and welcoming entrance hall as well as three separate reception rooms, which do include the UPVC double-glazed conservatory, and there is access to a kitchen.

Other qualities include UPVC double glazing, oil-fired central heating and off-road car parking to a detached garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94 plus) A			
(81-93) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
Northern Ireland		39	48
EU Directive 2002/91/EC			

OFFERS AROUND £199,950



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### Key Features

- A superb opportunity to purchase this chain-free extended red-brick semi-detached home ideally placed on this generous corner site in the heart of Andersonstown.
- Three separate reception rooms, including a UPVC double-glazed conservatory.
- Extended white bathroom suite on the first floor that has a separate shower cubicle.
- Oil-fired central heating / uPVC double glazing.
- Excellent transport links within easy reach that include bus, taxi and the Glider service, not to mention being on the doorstep of the wider motorway network and Boucher Road.
- Three bedrooms plus a developed roof space.
- Kitchen.
- Off-road parking to a detached garage with potential to increase the off-road parking.
- Tremendous doorstep convenience to include a short walk to an abundance of amenities in Andersonstown that includes state-of-the-art leisure facilities and lots of schools and shops.
- Close to the Kennedy Centre with its many stores and services, which include Argos and Sainsbury's and, of course, Lidl and Asda, to name a few, is a strong viewing encouraged!







## GROUND FLOOR

Upv double glazed front door to;

## SPACIOUS AND WELCOMING ENTRANCE HALL

## UPVC DOUBLE GLAZED CONSERVATORY

10'9 x 8'3

Laminated wood effect floor, Upvc double glazed door.

## LOUNGE

13'6 x 10'5

Wooden effect strip floor, bay window, centre rose, fireplace with tiled hearth and surround.

## LIVING ROOM

11'1 x 9'8

## KITCHEN

11'9 x 6'9

Range of high and low level units, single drainer stainless steel sink unit.

## FIRST FLOOR

## BEDROOM 1

11'6 x 9'7

Wooden effect strip floor.

## BEDROOM 2

11'1 x 8'7

Built-in slide robes.

## BEDROOM 3

7'1 x 5'3

## WHITE BATHROOM SUITE

Bath, separate shower cubicle, electric shower units, low flush w.c, towel warmer, chrome effect sanitary ware, spotlights.

## LANDING

Stairs to;

## DEVELOPED ROOFSpace

17'0 x 9'8

Wooden effect strip floor, spotlights.

## OUTSIDE

Enclosed front garden., off road carparking to;

## DETACHED GARAGE



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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18369280**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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