

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**210 STOCKMANS LANE,
BELFAST, BT11 9AR**

OFFERS AROUND £214,950

A charming red brick semi-detached home, set well back from the road in this highly sought-after and established residential area. The property enjoys exceptional doorstep convenience, with excellent transport links including the Glider service just a short walk away, and an abundance of amenities in Andersonstown. Residents can enjoy a vibrant mix of shops, cafés, restaurants, pharmacies and medical practices, as well as state-of-the-art leisure facilities. The nearby Kennedy Centre offers even more choice with Sainsbury's, Argos, Lidl and Asda all within easy reach, along with much more besides.

Perfectly positioned for commuters, the home benefits from arterial routes on its doorstep and easy access to the wider motorway network. Inside, it beautifully blends character and potential, showcasing many period features such as the handsome red brick exterior, elegant bay windows, wood panelling and decorative cornicing.

The accommodation comprises three well-proportioned bedrooms, including a spacious principal bedroom with a bay window that fills the room with natural light, as well as access from the landing to a developed roof space. A coloured bathroom suite and separate W.C. complete the first floor. On the ground floor, an impressive entrance hall with cornicing and wood panelling leads to two separate reception rooms – a bright and airy living room with bay window, and a family/dining room featuring attractive parquet flooring. There is also a kitchen with access to a rear porch and a convenient downstairs W.C.

Externally, the property is further enhanced by off-street parking, a well-maintained front garden, and a private enclosed rear garden and patio that enjoy a bright southerly aspect. A large detached garage with light and power provides excellent additional space.

This is a most beautiful home offering character, comfort and convenience in a superb location.



Key Features

- A magnificent red brick semi-detached home, ideally positioned within this highly sought-after and established residential location in the heart of Andersonstown.
- Two separate reception rooms — a bright living room with bay window, and a dining room featuring attractive parquet flooring.
- A coloured bathroom suite with separate W.C., both accessed from the landing.
- Off-road parking and a neatly maintained front garden, complemented by a private rear garden and patio that enjoy a bright southerly aspect.
- Ideally situated close to a range of schools, leisure facilities, beautiful parklands and an abundance of other amenities.
- Three well-proportioned bedrooms, the principal featuring an attractive bay window that floods the room with natural light.
- A well-appointed kitchen with access to the rear porch and a useful downstairs W.C.
- Oil-fired central heating and uPVC double glazing.
- Offered for sale with no onward chain, the property benefits from excellent accessibility to the city centre, Boucher Road, and the many amenities of Andersonstown.
- We strongly recommend early viewing to fully appreciate this beautiful home, brimming with character and potential.



GROUND FLOOR

Upvc double glazed front door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Cornicing, wood panelling, storage understairs.

LIVING ROOM

13'9 x 11'11

Bay window, cornicing.

DINING / FAMILY ROOM

11'5 x 11'5

Wood panelling.

KITCHEN

13'5 x 8'9

Range of high and low level units, single drainer stainless steel sink unit, tiled floor, partially tiled walls, access from kitchen to;

MORNING ROOM

DOWNSTAIRS W.C

Low flush w.c, Upvc double glazed back door to garden.

FIRST FLOOR

COLOURED BATHROOM SUITE

Bath, pedestal wash hand basin.

SEPARATE W.C.

Low flush w.c.

BEDROOM 1

14'4 x 12'5

Bay window.

BEDROOM 2

11'7 x 11'1

BEDROOM 3

7'11 x 7'7

LANDING

Wood paneling. Stairs to;

DEVELOPED ROOFSpace

18'3 x 11'0

Worcester gas boiler.

OUTSIDE

Well maintained, privately enclosed rear garden and patio, outdoor tap, well maintained garden to front, wall, pillars and gates, off road carparking to;

LARGE GARAGE

28'6 x 8'8

Roller door, light and power, pedestrian door.





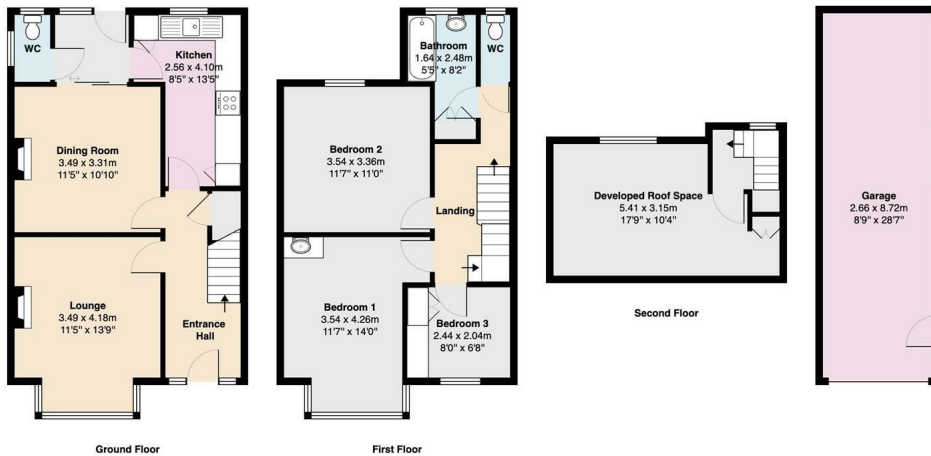






210 Stockmans Lane, BELFAST, BT11 9AR

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Total Area: 110.0 m² ... 1184 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	65	70
EU Directive 2002/91/EC		

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 our mortgage advisor on 028 9060 5200.

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.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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