



# 186 STOCKMANS LANE, ANDERSONSTOWN, BELFAST, BT11

**9AR**

An extended semi detached family home that enjoys a prime south facing position within this highly regarded location that continues to be in high demand. Three good, bright, comfortable bedrooms. One generous reception room. Extended family / dining area open to extended fitted kitchen. Upvc double glazed conservatory. White shower suite / separate w.c. Oil fired central heating system. Extensive, private, south facing rear gardens. The property enjoys exceptional doorstep convenience, with excellent transport links to include the Glider service just a short walk away likewise a mix of shops, cafés, restaurants, pharmacies and medical practices, as well as state-of-the-art leisure facilities. The nearby Kennedy Centre, Sainsbury's, Argos, Lidl and Asda are all within walking distance. A competitively priced home with plenty of potential. Chain free. Well worth a visit.



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			
		66	38
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £169,950

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## Key Features

- An extended semi detached family home that enjoys a prime, south facing position within this highly regarded location.
- Two generous reception room.
- Upvc double glazed conservatory.
- Oil fired central heating system.
- Fantastic doorstep convenience.
- Three good, bright, comfortable bedrooms.
- Extended family / dining area open to an extended fitted kitchen.
- White shower suite / separate w.c
- Extensive, private, south facing rear gardens.
- Well worth a visit / Chain free.





## GROUND FLOOR

Upvc double glazed entrance door to:

### ENTRANCE HALL

To:

### LOUNGE

14'9 x 12'5

Feature effect fireplace with inset and hearth, wooden effect strip floor.

### EXTENDED DINING ROOM

16'3 x 8'2

Storage cupboard / oil fired boiler. Cloaks under stairs. Open to:

### EXTENDED KITCHEN / CASUAL DINING AREA

16'9 x 9'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine. Over head extractor hood, upvc feature double glazed door to:

### UPVC DOUBLE GLAZED CONSERVATORY

11'10 x 9'8

Ceramic tiled floor, double patio doors.

### INNER HALL / PORCH

Storage area.

### WHITE SHOWER ROOM

Feature Shower Cubicle. Electric shower unit, pedestal wash hand basin.

### SEPARATE W.C.

Low flush w.c.

## FIRST FLOOR

Roofspace access / Slinsby type ladder.

### BEDROOM 1

14'2 x 9'5

Built-in mirror sliderobes.

### BEDROOM 2

10'5 x 9'5

Built-in robes.

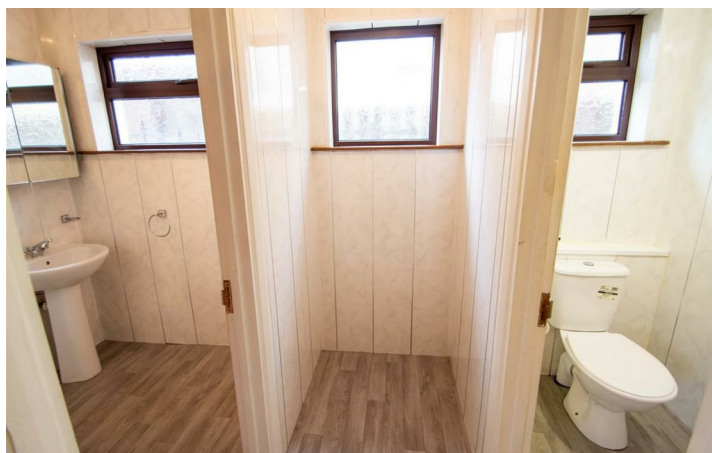
### BEDROOM 3

8'3 x 7'3

### OUTSIDE

Extensive, private, south facing rear gardens. Driveway to front.

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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 Kelly 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. 18560519**

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.

ULSTERPROPERTYSALES.CO.UK

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