



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

## 3 Cutters Lane

Stranmillis, Belfast  
BT9 5JG

Offers Over £325,000



### 3 CUTTERS LANE, BT9 5JG

- **Superb Townhouse in Prestigious Cul de Sac Development**
- **Generous First Floor Lounge**
- **Modern Kitchen Open Plan to Family & Dining Areas**
- **3 Good Sized Bedrooms Including Master with Ensuite Shower Room**
- **Bathroom with White Suite / Ground Floor Cloakroom with WC**
- **Gas Fired Central Heating and Double Glazing**
- **Well Presented Throughout**
- **Driveway Parking / Converted Garage & Utility Room**
- **Enclosed Rear Garden with Sheltered Sitting Area**
- **Convenient to a Range of Local Amenities Including Leading Schools, Shops and Public Transport**

This well presented modern townhouse is ideally located in a prime location within the sought after Cutters Lane development on Lockview Road just off Stranmillis Road.

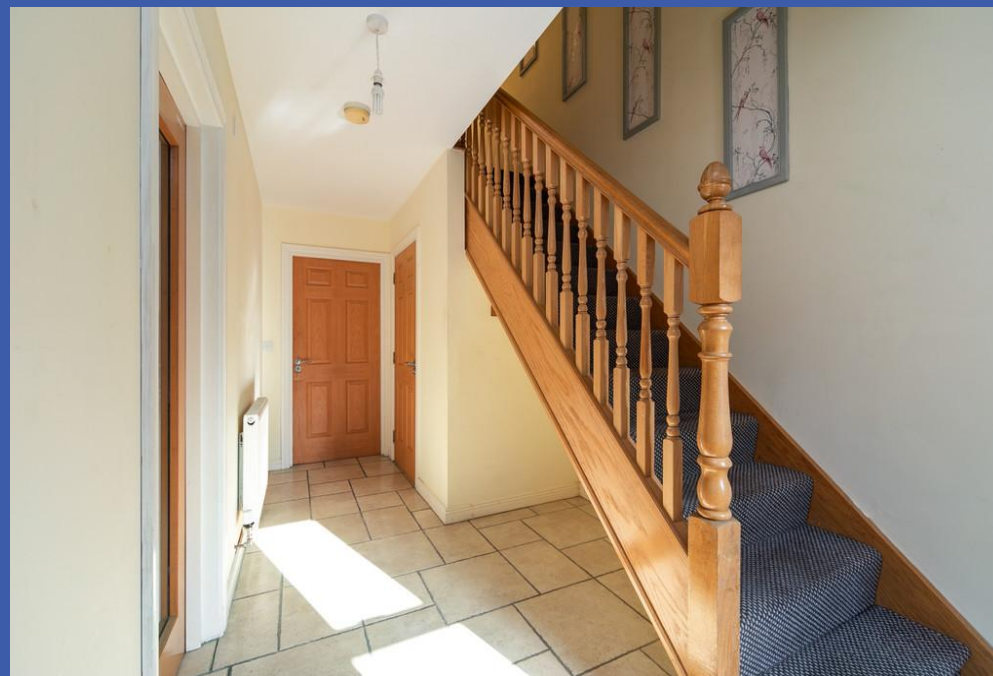
The property is well presented by the current owners and offers spacious, adaptable accommodation which briefly comprises a generous first floor lounge and a modern fitted kitchen open plan to family and dining areas.

In addition, there are three double bedrooms, including master with ensuite shower room and a family bathroom along with a ground floor cloakroom with wc.

The internal accommodation is perfectly complemented by the enclosed rear garden. In addition, there is driveway parking along with gas central heating and double glazed windows.

The location is exceptionally convenient with excellent arterial routes, access to motorway and bus routes to city centre. The location is also within easy reach of leading schools, public transport and leisure facilities including The Lagan Towpath.

There is very little for a future buyer to do but move in. Early viewing is recommended.









## PROPERTY COMPRISES

Hardwood front door with glazed side windows to reception hall.

**RECEPTION HALL** Tiled floor.

**CLOAKROOM** White suite low flush WC, wash hand basin with splash tiling, matching tiled floor.

**KITCHEN OPEN PLAN TO FAMILY AND DINING AREAS 17' 9" x 15' 5" (5.41m x 4.7m) (overall)** Extensive range of high and low level units, granite work surfaces with matching splashback, 4 ring gas hob with tiled splashback, extractor fan over, electric oven under, integrated dishwasher, integrated fridge freezer, gas fired boiler, tiled floor, low voltage spotlights, uPVC double glazed doors to rear.

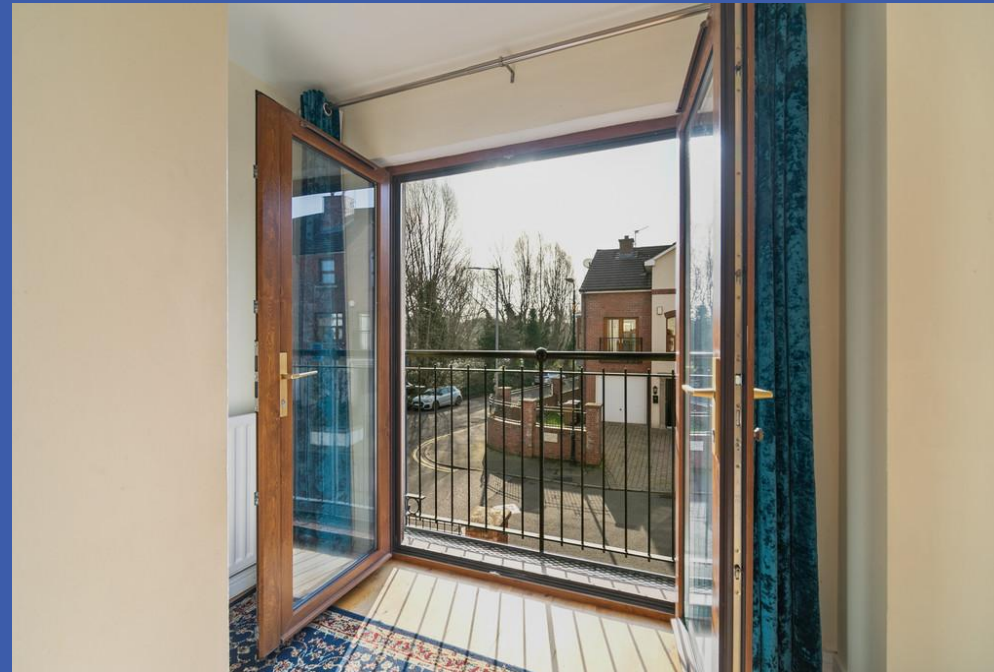
**CONVERTED GARAGE 10' 2" x 9' 9" (3.1m x 2.97m)** Double glazed uPVC doors (potential additional reception room).

**UTILITY ROOM 9' 1" x 5' 9" (2.77m x 1.75m)** Work surfaces, plumbed for washing machine, tiled floor, extractor fan.

**FIRST FLOOR LANDING** Airing cupboard, under stairs storage.

**LOUNGE 17' 10" x 14' 5" (5.44m x 4.39m) (@ widest points)** Wood flooring, uPVC double glazed door to half balcony.





**BEDROOM 11' 3" x 9' 1" (3.43m x 2.77m)**

**BATHROOM** White suite comprising panelled bath, half pedestal wash hand basin, low flush WC, fully tiled shower cubicle, part tiled walls, tiled floor, extractor fan.

#### **SECOND FLOOR LANDING**

**BEDROOM 15' 9" x 15' 9" (4.8m x 4.8m) (@ widest points)**

**ENSUITE SHOWER ROOM** White suite comprising pedestal wash basin with splash tiling, low flush WC, fully tiled shower cubicle, tiled floor.

**BEDROOM 18' 0" x 16' 1" (5.49m x 4.9m) (@ widest points)** Storage in the eaves.

**OUTSIDE** Driveway parking. Enclosed rear garden with sheltered sitting area.





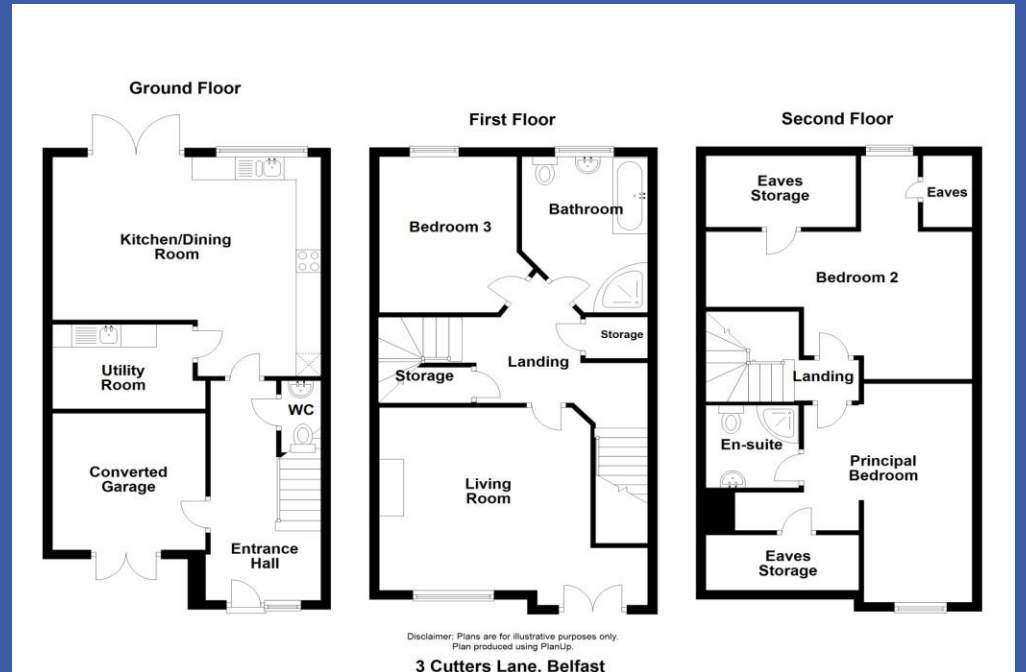




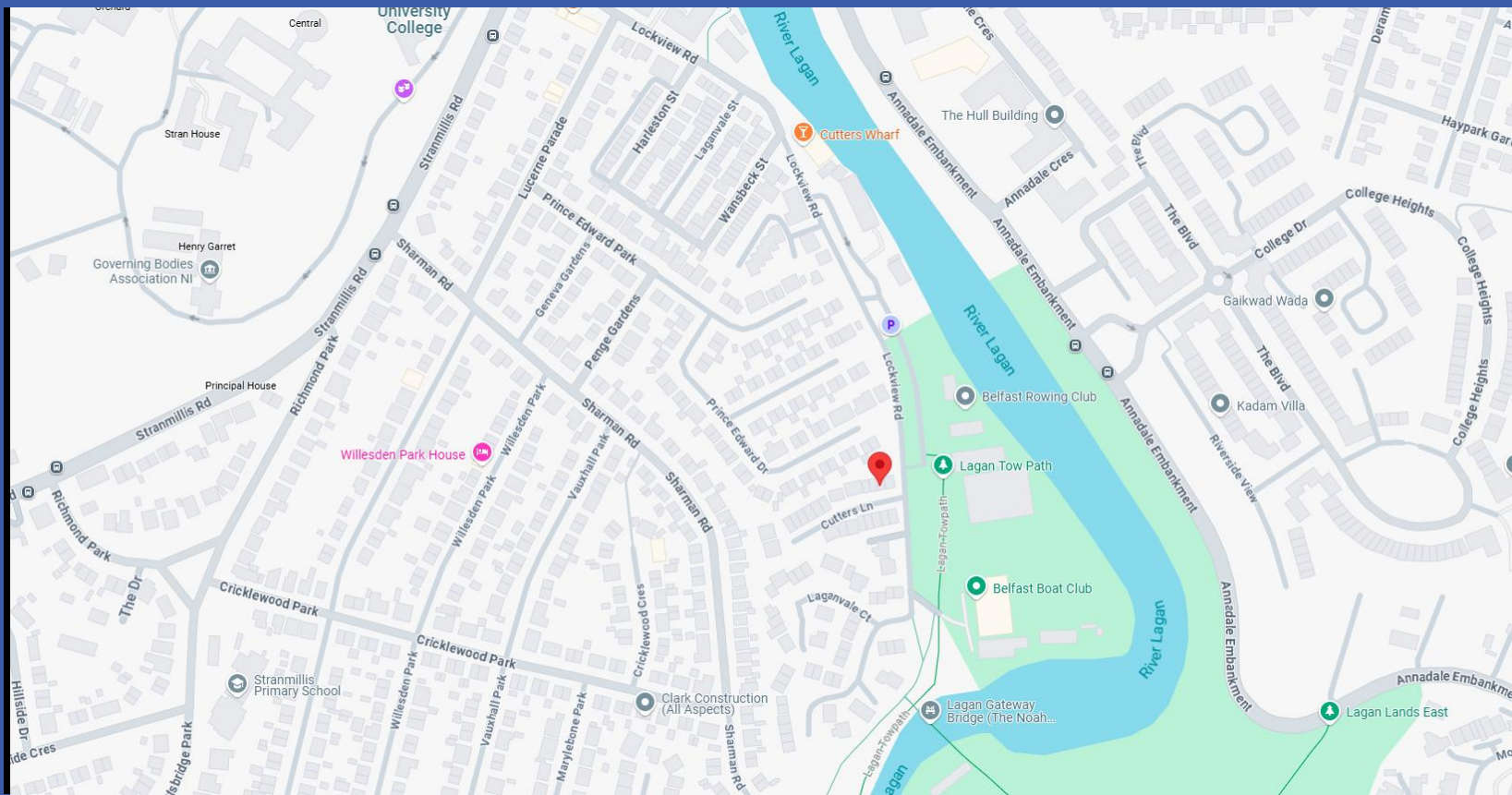












**Directions:**

From the roundabout on Stranmillis Road take Lockview Road and Cutters Lane is on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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