

For Sale

Asking Price: £177,000

SimonBrien



30 Woodlands Manor
Stockmans Lane
Belfast
BT9 7GL

simonbrien.com



Just off Stockmans Lane near to the Lisburn Road and M1 Motorway network the convenience of this fabulous property is second to none with a broad range of amenities immediately available.

The accommodation accessed via lift or stairs briefly comprises a generous living/dining room with a view and west-facing balcony to the Belfast Hills, an open plan study area/annex, modern kitchen with integrated appliances, family bathroom and three excellent double bedrooms including principal with en suite shower room. Externally there are electric gates to private residents car parking.

Sensibly priced and with no onward chain we encourage a viewing at your convenience.



Special Features & Services

- Fabulous third floor apartment in most convenient and popular location
- Bright and spacious accommodation throughout suitable to a range of buyers
- Generous living room with wood effect flooring open plan to study area/annex
- Modern fitted kitchen with excellent range of units and integrated appliances
- Family bathroom with modern white suite
- Three excellent bedrooms including principal with en suite shower room
- Air Exchange System
- Residents car parking, balcony off living room with Westerly aspect
- Mains gas central heating, uPVC double glazed, lift and stairs access

Accommodation

Communal entrance with lift and staircase to Third Floor

Reception Hall

34'4" x 4'10" (10.46m x 1.47m): Wood effect flooring, airing cupboard with gas boiler

Living/Dining

21'3" x 16'1" (6.48m x 4.9m): Wood effect floor, uPVC door to balcony. Open to

Annex

12'6" x 6'8" (3.8m x 2.03m): Matching wood effect flooring

Kitchen

17'2" x 8' (5.23m x 2.44m): Modern fitted kitchen with range of high and low level units, sink unit with mixer taps, integrated stainless steel oven and four ring gas hob, extractor hood, integrated dishwasher, washing machine and fridge freezer. Ceramic tiled floor, part tiled walls.

Bathroom

8'7" x 6'6" (2.62m x 1.98m): White suite comprising WC, wash hand basin, P-shaped bath with mixer tap and hand shower. Chrome heated towel rail, ceramic tiled floor

Bedroom One

22'5" x 13' (6.83m x 3.96m): (At widest points, to include En Suite)

En Suite

White suite comprising WC, wash hand basin, heated towel rail, corner shower cubicle.

Bedroom Two 14'4" x 9'9" (4.37m x 2.97m):

Bedroom Three 17'2" x 7'10" (5.23m x 2.4m):

Outside Electric entrance gates to residents car parking, communal gardens in lawns.



VALUER

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MORTGAGE ADVICE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

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