

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 STOCKMANS COURT,
ANDERSONSTOWN,**

OFFERS AROUND £214,950

A unique opportunity to purchase this extended semi-detached family home enjoying this small and private cul-de-sac position within the ever-popular 'Stockmans' area, ideally placed in the heart of Andersonstown, benefitting from an abundance of amenities on its doorstep, including state-of-the-art leisure facilities, lots of schools, shops and excellent transport links along with the Glider service, arterial routes and the wider motorway network, to name a few!

The home has been freshly painted, and new floor coverings added and offers a much-desired accessible ground floor bedroom with a private large en-suite wet room, giving the property four bedrooms and two bathrooms in this established location. The bright and airy accommodation is briefly outlined below.

Four good-sized bedrooms to include an extended accessible downstairs bedroom with its own private en-suite wet room and a large living room together with a fitted kitchen which has an open plan sizeable dining and entertaining space. There is an additional coloured bathroom suite positioned on the first floor, and the property has gas-fired central heating, some double glazing, and benefits from a higher-than-average energy rating (EPC C-71).

Superb accommodation that extends to around an impressive 1199 sq ft and is offered for sale chain-free, coupled with proximity to all of the services on Boucher Road as well as being close to the Kennedy Centre/Sainsbury's, Asda and Lidl, not forgetting cafes and restaurants and an easy commute to the city centre – viewing strongly recommended!



Key Features

- An extended semi-detached home is offered for sale chain-free and offers four bedrooms and two bathrooms, including a downstairs extended accessible fourth bedroom with a large private ensuite wet room.
- Four bedrooms, accessible ground floor bedroom with a private large ensuite wet room.
- Kitchen open plan to a generous dining/entertaining space.
- Gas-fired central heating and some double glazing.
- Close to an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, lots of shops and schools and excellent transport links along with the Glider service!
- Superb accommodation extending to around 1199 sq ft and benefits from a higher than average energy rating (EPC C-71).
- Sizeable living room.
- Coloured bathroom suite on the first floor.
- Off road car-parking.
- On the doorstep of the wider motorway network and proximity to Boucher Road and beautiful parklands, plus much more!



GROUND FLOOR

Hardwood glass panelled front door to spacious entrance hall, wooden effect stripped floor;

LIVING ROOM

17'8 12'0

Attractive fire place;

KITCHEN / DINING AREA

17'2 9'11

Range of high and low level units, single drainer stainless sink unit, built-in hob and under oven, partially tiled walls, storage cupboard, open plan to sizeable dining space;

UTILITY AREA

Velux window, plumbed for washing machine;

EXTENDED BEDROOM 4

15'7 10'1

Velux window, access to;

LARGE ENSUITE WET ROOM

Shower facility, electric shower unit, low-flush W.C, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, extractor fan;

FIRST FLOOR

Store cupboard housing Worcester gas boiler;

BEDROOM 1

11'5 11'2

Built-in robe;

BEDROOM 2

11'0 10'0

BEDROOM 3

7'9 6'5

Built-in robe;

COLOURED BATHROOM SUITE

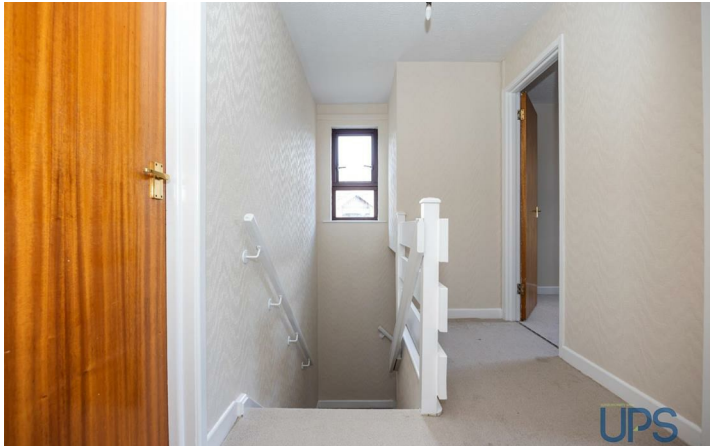
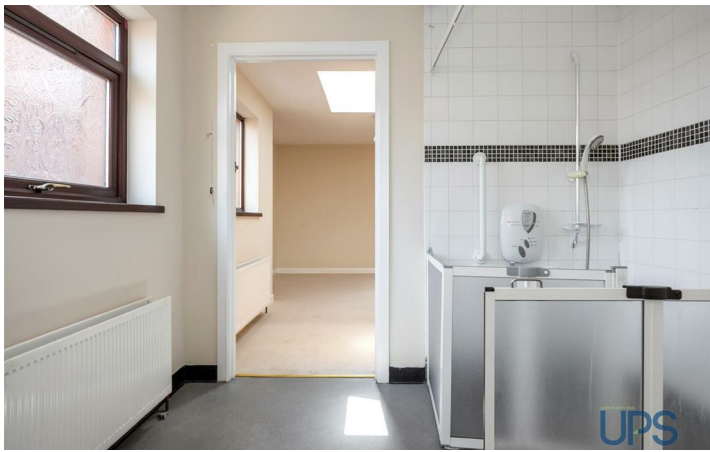
Bath with mixer taps, electric shower unit, low-flush W.C., pedestal wash hand basin, chrome effect sanitary ware, tiled walls;

OUTDOOR

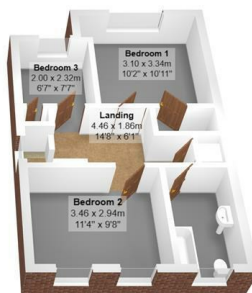
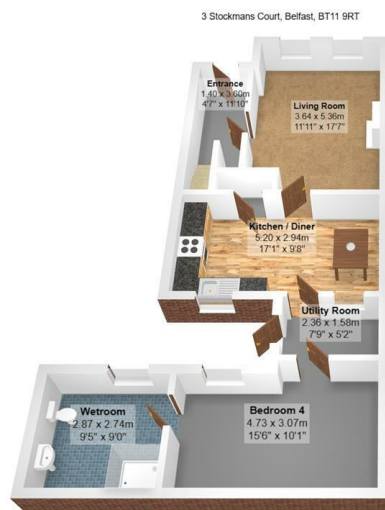
Off road car-parking, small front garden. Enclosed side garden/patio, outdoor tap.











Total Area: 111.4 m² ... 1199 ft²
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	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.

ULSTERPROPERTYSALES.CO.UK

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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

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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