



This charming semi detached home is immaculate from top to bottom, making it the perfect purchase for first time buyers and downsizers.

In brief, the accommodation comprises of lounge, contemporary kitchen open plan to dining room, and three bedrooms. Externally the property benefits from a private and enclosed side garden in lawn plus hard landscaped rear garden and detached garage.

Located just off the Castlereagh Road, it is extremely convenient to an array of local amenities including schools, Forestside Shopping Centre, Ballyhackamore and Belfast City Centre.

Offers Over
£235,000

90 Stirling Avenue,
BELFAST,
BT6 9LQ

Viewing by
appointment with
& through agent
028 9065 0000



- Charming Semi Detached Home in popular South East Belfast location
- Lounge with feature wood burning stove and panelled chimney breast
- Modern kitchen with range of built in appliances, open to
- Dining Room with built in storage cabinet
- Three bedrooms, all with built in robes
- Spacious family bathroom with separate shower cubicle
- Gas central heating/uPVC Double Glazing
- Gated driveway parking leading to detached garage
- Private side garden in lawn with patio seating area
- Enclosed hard landscaped rear garden with raised composite seating area
- Less than 10 minutes from Belfast City Centre, Ballyhackamore and Forestside Shopping Centre

The Property Comprises:

Ground Floor

COVERED ENTRANCE: Glazed front door.

ENTRANCE HALL: Tiled floor, under stairs storage cupboard with gas boiler. Cloaks area.



LOUNGE: 14' 4" x 11' 5" (4.37m x 3.48m) Laminate wood effect floor, feature fireplace with wood burning stove, granite hearth, brick inset and feature panelled chimney breast.



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KITCHEN: 15' 10" x 7' 11" (4.83m x 2.41m) Modern fitted kitchen with range of high and low level units, stainless steel single drainer sink unit, wood effect work surfaces, 5 ring gas hob, double electric oven, integrated fridge/freezer, integrated dishwasher, low voltage spotlights, tiled floor. Glazed uPVC door to rear.



DINING ROOM: 12' 6" x 9' 11" (3.81m x 3.02m) Tiled floor, built-in storage.



First Floor

BEDROOM (1): 14' 4" x 10' 0" (4.37m x 3.05m) Built-in robes, laminate wood effect flooring.



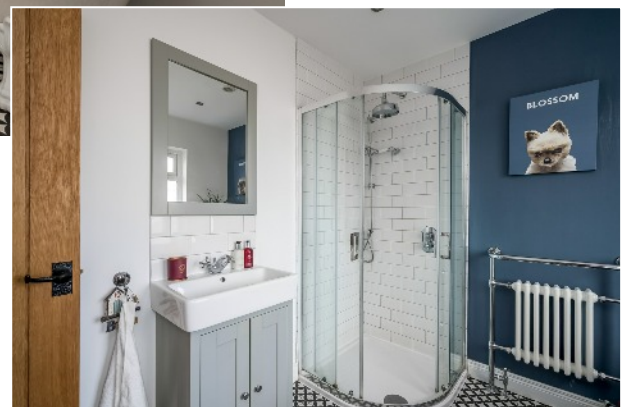
BEDROOM (2): 12' 6" x 9' 11" (3.81m x 3.02m) Built-in robes, laminate wood effect flooring.



BEDROOM (3): 8' 11" x 7' 10" (2.72m x 2.39m) Built-in shelving. Laminate wood effect flooring.



BATHROOM: White suite comprising free-standing roll top bath, fully tiled shower cubicle with telephone hand shower and rain head, vanity sink unit, low flush wc, tiled floor, chrome towel rail, low voltage spotlights.



Outside

FRONT: Gated entrance to driveway parking. Private and enclosed garden in lawn with private patio seating area.

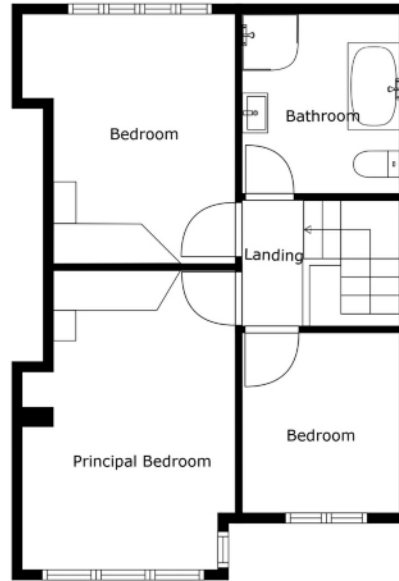
GARAGE: 17' 8" x 9' 2" (5.38m x 2.79m) Up and over door, light and power, side door. Outside security light.

REAR GARDEN: Private and enclosed fully paved rear garden with raised composite decking area, outside tap.





Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading countrybound on the Castlereagh Road, turn right at Lidl onto the Montgomery Road. Stirling Avenue is located on the left.

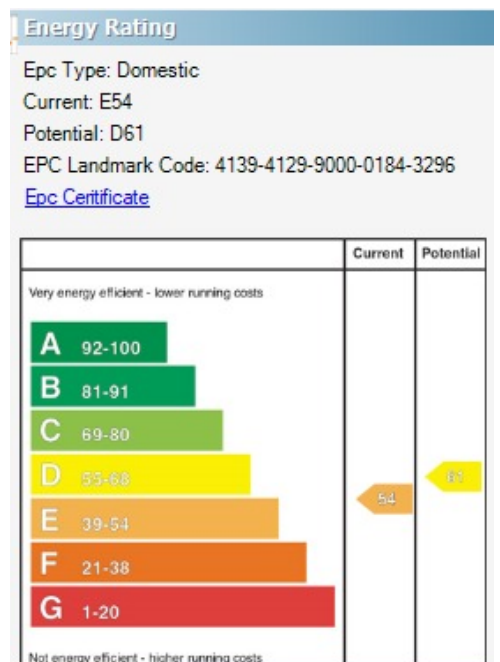
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