



## 92 HAZELWOOD AVENUE, STEWARTSTOWN ROAD, BT17 0SZ



Attention first-time buyers and those seeking superb doorstep convenience to include a short walk to excellent transport links along with the Glider service. This chain-free semi-detached home enjoys this quiet cul-de-sac position in proximity to lots of amenities, including schools and shops, together with both Belfast and Lisburn being easily accessible.

The property extends to around 764 sq ft and must be seen to be fully appreciated. The well-appointed living space is briefly outlined below.

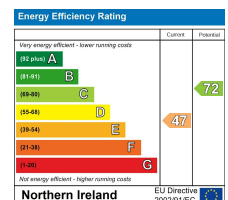
Three good-sized bedrooms and a white bathroom suite with spotlights complete the first floor.

On the ground floor, there is an entrance hall leading to a bright and airy living room that has a bay window and is open plan to a sizeable dining/entertaining area. In addition, there is a separate fitted kitchen.

Other qualities include oil-fired central heating and Upvc double glazing, as well as off-road car parking and an enclosed rear garden with additional patio.

The new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service is easily accessible, as is Colin Glen, Ireland's leading adventure park, and state-of-the-art leisure facilities together with beautiful parklands and much more!

Early viewing is strongly encouraged.



OFFERS AROUND £154,950

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### Key Features

- Chain free semi detached home enjoys this quiet cul de sac position in proximity to lots of amenities.
- White bathroom suite with spotlights.
- Open plan to sizeable dining / entertaining area.
- Oil fired central heating / Upvc double glazing.
- Off road carparking and good sized, enclosed rear garden.
- Three good sized bedrooms.
- Bright and airy living room with bay window.
- Separate fitted kitchen.
- Walking distance to excellent transport links along with the Glider service!
- Close to both Belfast and Lisburn as well as lots of schools and shops, viewing strongly encouraged!





## GROUND FLOOR

Upvc double glazed front door to:

### ENTRANCE HALL

Tiled floor.

### LIVING ROOM

26'10 x 12'5

Bay window, store cupboard, open plan to dining space.

### SEPARATE KITCHEN

10'10 x 7'6

Range of high and low level units, single drainer stainless steel 11/2 bowl sink unit, built-in hob and underoven, extractor canopy, spotlights.

## FIRST FLOOR

### LANDING

Hotpress with storage.

### WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, pedestal wash hand basin, tiled walls and floor, spotlights, wood strip ceiling.

### BEDROOM 1

11'7 x 8'5

Built-in robes.

### BEDROOM 2

7'7 x 6'6

Built-in robes.

### BEDROOM 3

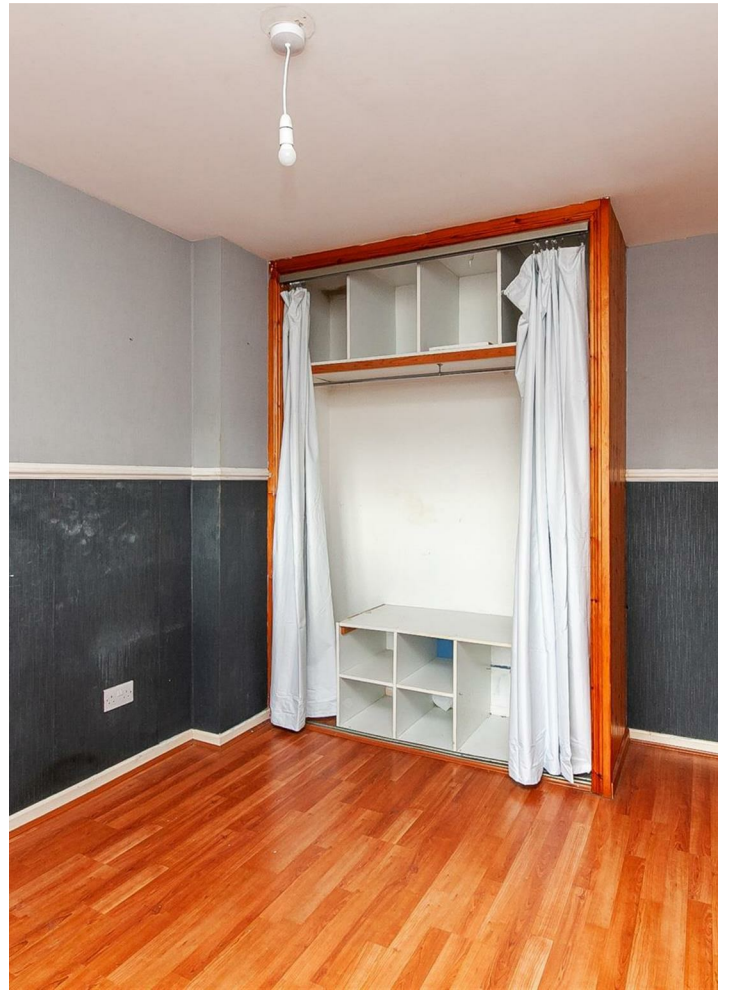
11'4 x 9'1

## OUTSIDE

Enclosed rear garden and flagged patio, off road carparking, brick paviour driveway, front garden.

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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 Gareth 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. 18135074**

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.

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