



166 STOCKMANS LANE, ANDERSONSTOWN, BELFAST, BT11 9AR

An extraordinary and upgraded semi-detached home superbly placed within this extremely desirable and convenient residential location that is on the doorstep of the wider motorway network and a short walk to an abundance of amenities in Andersonstown, including restaurants, cafes, shops, and state-of-the-art leisure facilities, to name a few. Boucher Road is also a short walk away, as are beautiful parklands and excellent transport links, along with the Clider service!

This beautiful home offers stylish living accommodation with tremendous doorstep convenience and must be seen to be fully appreciated; the well-appointed accommodation is briefly outlined below.

Three bedrooms and a white bathroom suite with spotlights and decorative tiling complete the first floor.

On the ground floor, there is an attractive entrance porch that leads to a spacious and welcoming entrance hall that has storage understairs, and there are two separate reception rooms as well as a luxury fitted kitchen with spotlights and a beautiful tiled floor. There is access from the kitchen to a sunroom that enjoys views over the garden, and the sunroom also has access to a handy downstairs W.C.

A privately enclosed, well-maintained, and good-sized rear garden adds further to the appeal, as well as a most impressive garden room/bar providing ideal entertaining space that has light and power.



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			
		65	65

Northern Ireland EU Directive 2002/91/EC

OFFERS OVER £219,950

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Key Features

- An extraordinary semi-detached home superbly placed tucked away on this popular cul-de-sac setting that benefits from tremendous doorstep convenience!
- Three bedrooms.
- Three separate reception rooms.
- Downstairs W.C.
- Good-sized, privately enclosed rear garden with a feature garden room/entertaining space.
- All the abundance of amenities in Andersonstown are easily accessible, including excellent transport links along with the Glider service, state-of-the-art leisure facilities, and wider motorway network.
- White bathroom suite with decorative tiling and spotlights.
- Luxury upgraded fitted kitchen with spotlights.
- Gas-fired central heating / UPVC double glazing.
- Superb accommodation of around 1183 sq ft and ideally placed close to the city centre, Boucher Road, lots of schools, and much more.





GROUND FLOOR

Upvc double glazed front door to;

ENTRANCE PORCH

Tiled floor, hardwood glass panelled inner door to;

SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, cornicing, storage understairs.

LIVING ROOM

13'2" x 10'10"
Bay window.

LOUNGE

10'1 x 10'10"
Wooden effect strip floor.

LUXURY KITCHEN

10'11" x 10'5"
Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, extractor fan, beautiful tiled floor, spotlights, access to;

SUNROOM

Keylite window, wooden effect strip floor, views over garden.

DOWNSTAIRS W.C

Low flush w.c, sink, chrome effect towel warmer, extractor fan.

FIRST FLOOR

BEDROOM 1

10'11" x 10'9"

BEDROOM 2

11'8" x 11'0"

BEDROOM 3

8'2" x 6'5"

WHITE BATHROOM SUITE

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

OUTSIDE

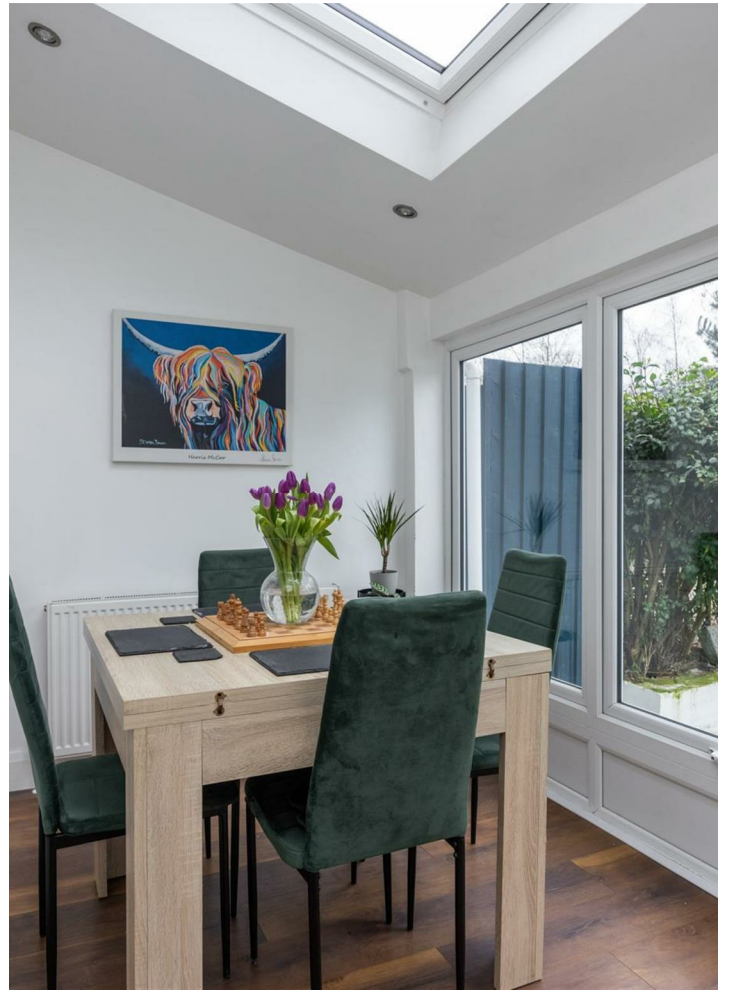
Enclosed, good sized rear garden, off road carparking / driveway, outdoor power sockets.

GARDEN ROOM / BAR / ENTERTAINING AREA

24'6 x 11'5
Bar, light and power.

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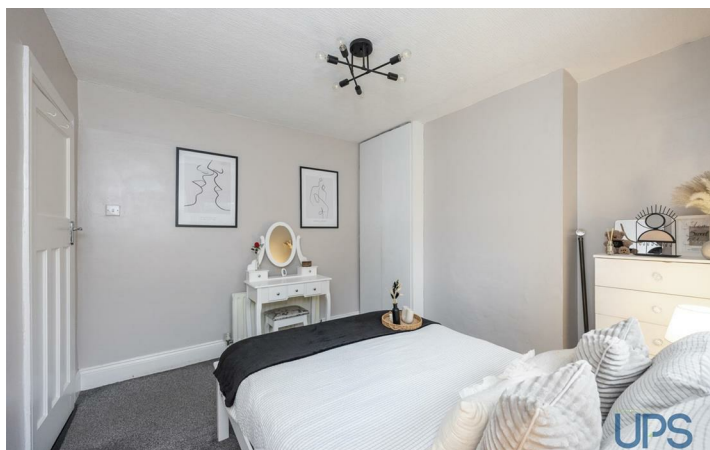
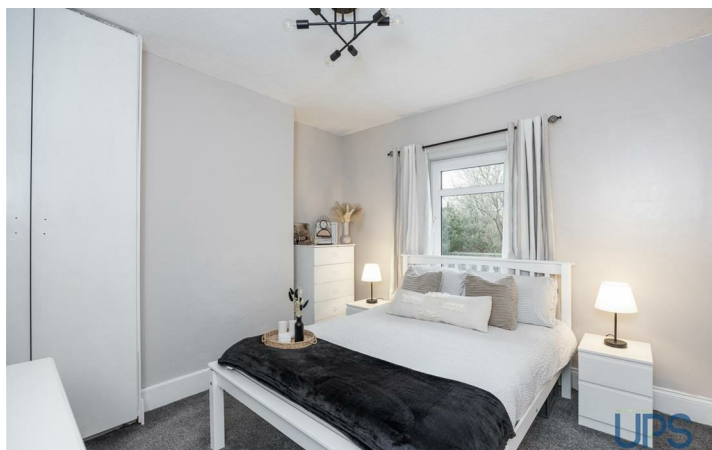








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Questions you may have.

**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 Dean 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. 16828171

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

ANDERSONSTOWN
028 9060 5200

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028 9047 1515

BALLYNAHINCH
028 9756 1155

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028 9336 5986

CAVEHILL
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