



## 119 Stockmans Lane, Belfast, BT9 7JE

**Price Guide £150,000**

Located on Stockmans Lane in South Belfast we are pleased to offer for sale this semi-detached bungalow. Requiring modernisation throughout, the internal accommodation can be adapted as required. Gas fired central heating and partial double glazing are in place. To the rear there is an enclosed garden and the front comprises driveway and garden area. Stockmans Lane is one of the main arterial routes into Belfast therefore the position of the bungalow offers easy access to many amenities and transport links.

- Semi Detached Bungalow
- Gas Fired Central Heating / Partial Double Glazing
- Walking Distance To Lisburn Road & Musgrave Park
- Modernisation Required
- Adaptable Living Accommodation
- Enclosed Rear Garden, Driveway To Front
- Easy Access To The Motorway Network

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE PORCH

PVC front door.

#### RECEPTION HALL

Wooden wall panelling.

#### LIVING ROOM 16'4" x 10'9" (5.0 x 3.3)



Wooden wall panelling. Tiled fireplace.

#### KITCHEN / LIVING 15'5" x 13'5" (4.7 x 4.1)



High and low level units, single drainer stainless steel sink unit, tiled fireplace.

## BATHROOM



Bath with shower over, low flush W.C., pedestal wash hand basin.

#### BEDROOM ONE 14'1" x 9'10" (4.3 x 3.0)



Bay window. Tiled fireplace.

#### BEDROOM TWO 12'9" x 9'2" (3.9 x 2.8)



BEDROOM THREE 12'9" x 9'10".13'1" (3.9 x 3..4)



## BATHROOM



Panel bath with shower over, pedestal wash hand basin, low flush W.C, fully tiled walls.

**STORAGE 16'8" x 7'6" (5.1 x 2.3)**



**CONSERVATORY 32'9" x 10'2" (10.0 x 3.1)**



**CONVERTED ATTIC 18'4" x 17'4" at widest points (5.6 x 5.3 at widest points)**



Storage into eaves. Pedestal wash hand basin.

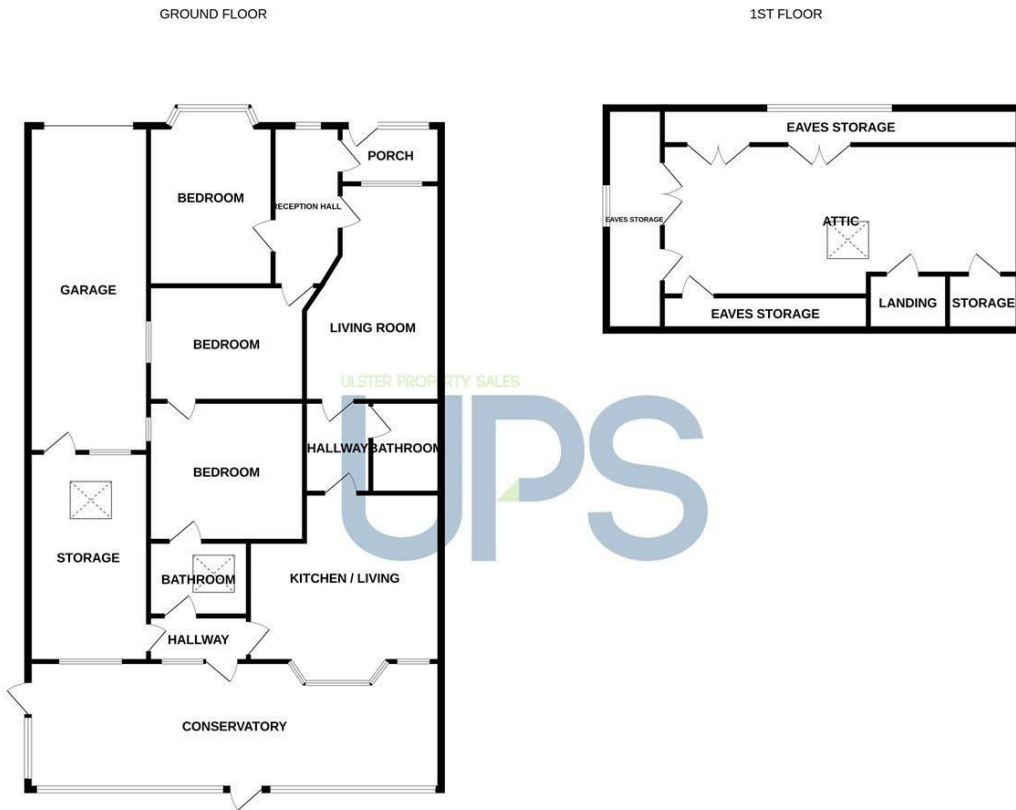
## OUTSIDE



Enclosed rear garden. Driveway to front. Front garden.

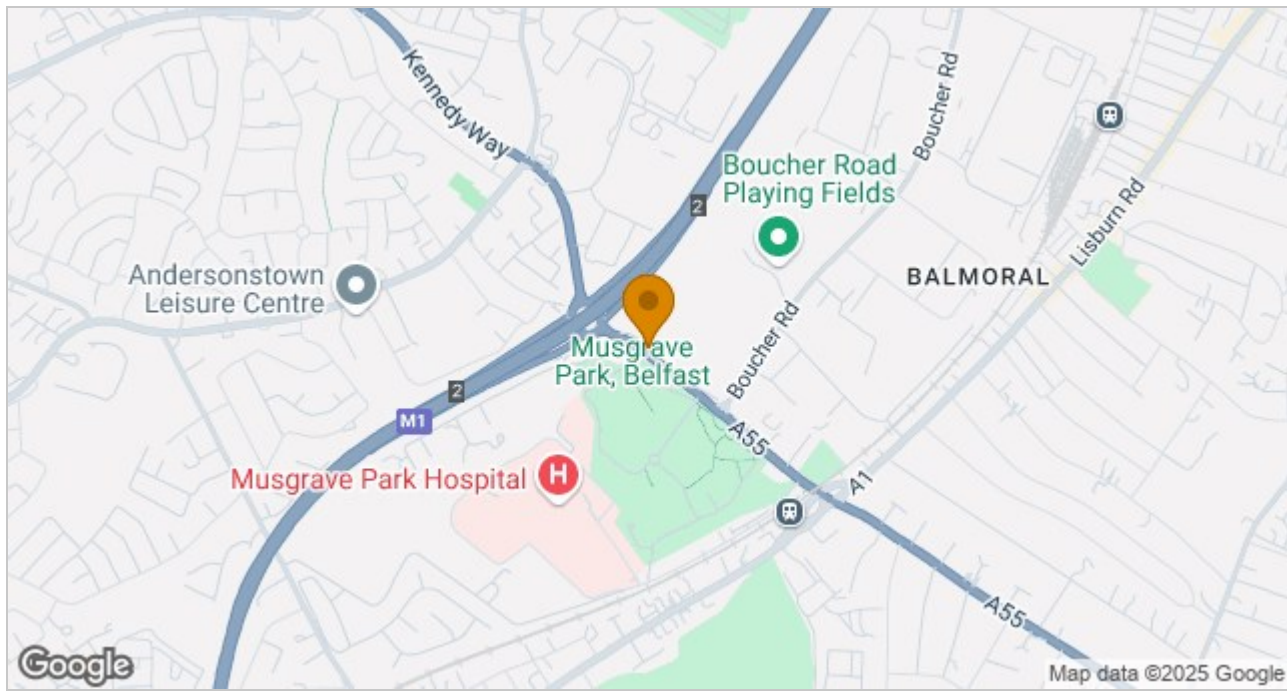
## ATTACHED GARAGE

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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