

## 5 STOCKMANS CRESCENT, ANDERSONSTOWN, BELFAST, BT11

### 9AW

Offered for sale chain-free, this extended semi-detached home is ideally positioned within this hugely popular residential location that enjoys tremendous doorstep convenience to include accessibility to an abundance of amenities in Andersonstown that include state-of-the-art leisure facilities and excellent transport links along with the Glider service, wider motorway network, and arterial routes.

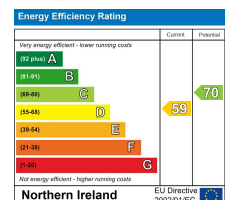
Three good-sized bedrooms plus a developed roof space and a modern shower room complete the upper floor accommodation.

On the ground floor, there is a spacious and welcoming entrance hall and two separate reception rooms, which include an impressive extended living room and an extended fitted kitchen.

The property also benefits from gas-fired central heating and UPVC double glazing as well as off-road car parking and a privately enclosed rear garden with an additional flagged patio and outdoor tap.

The property has had a new roof installed in October 2024, and the roof on the extension has also been recently replaced.

This home, which has been in the same family from new, is a superb opportunity to acquire sizeable accommodation within this preferred and established residential location that seldom becomes available, and we have no hesitation in recommending an early viewing to avoid disappointment!

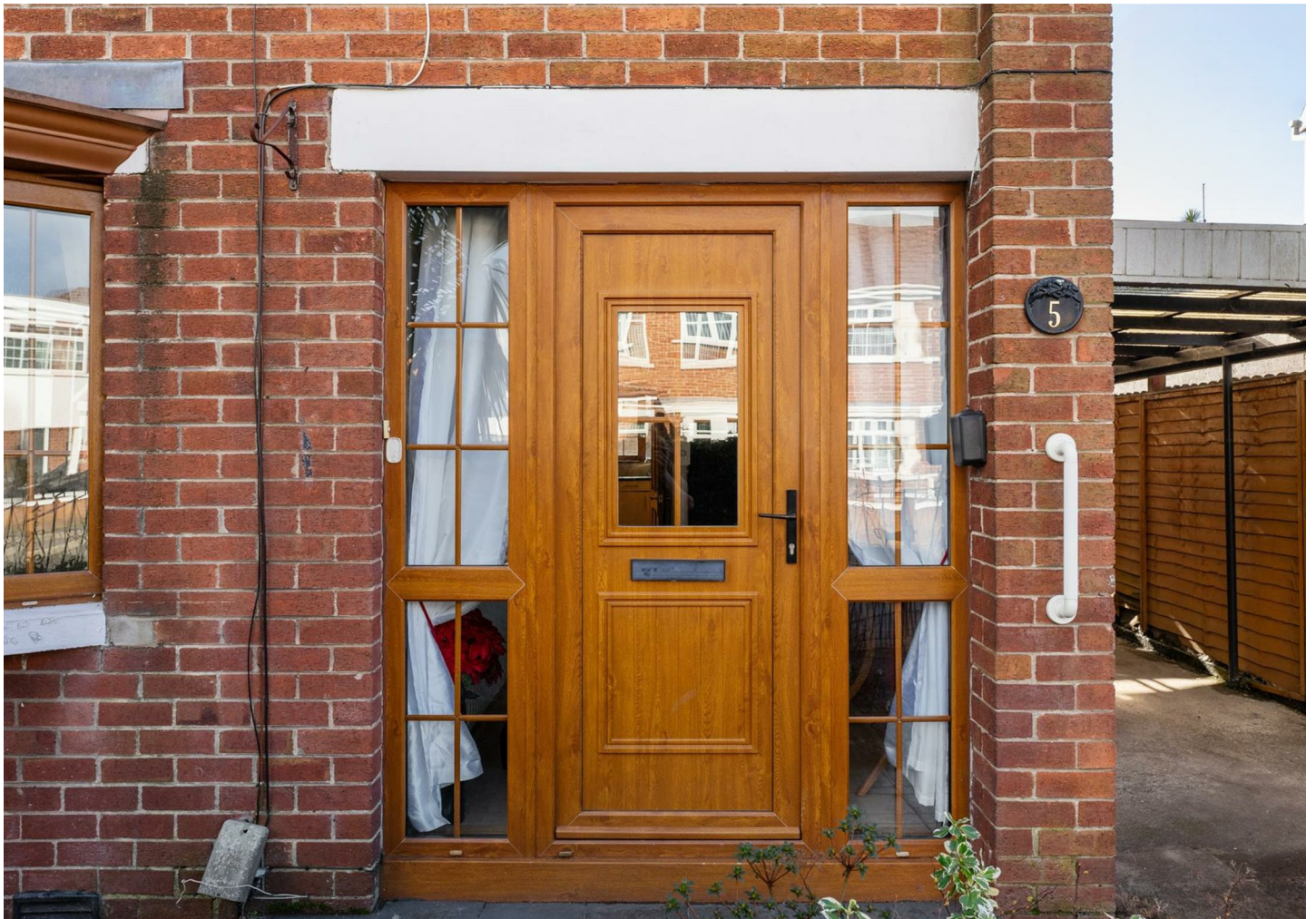


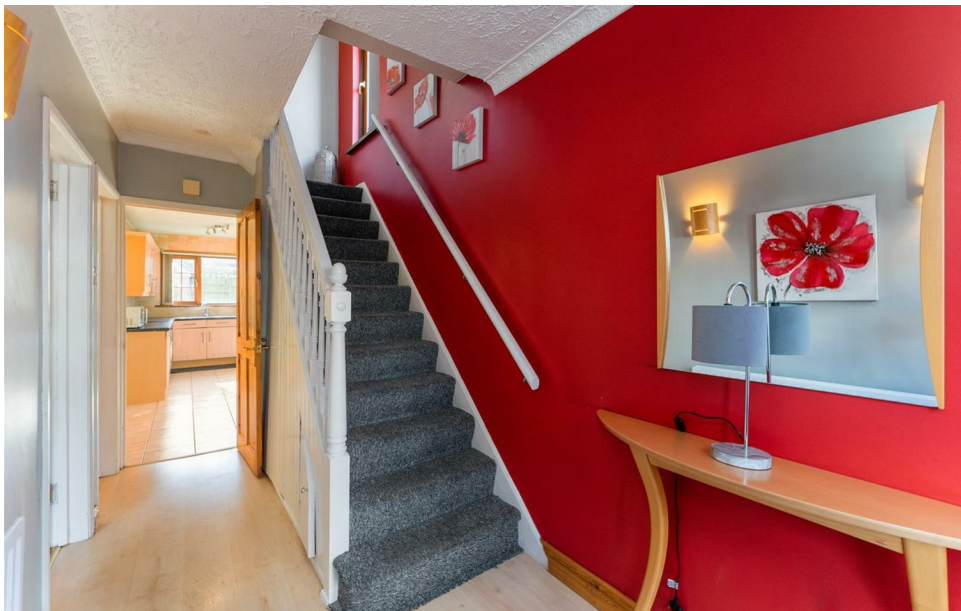
OFFERS AROUND £199,950

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## Key Features

- Extended semi detached home ideally positioned within this hugely popular residential location.
- Two separate reception rooms.
- Modern shower room on first-floor.
- Off road carparking and privately enclosed rear garden with additional flagged patio area.
- New roof installed in October 2024 / flat roof on the extension has also been recently replaced.
- Three good sized bedrooms plus a developed roofspace.
- Extended fitted kitchen.
- Gas fired central heating system / Upvc double glazing.
- Tremendous doorstep convenience to include accessibility to an abundance of amenities in Andersonstown.
- Chain free and early viewing strongly recommended!





## GROUND FLOOR

Upvc double glazed front door to;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Laminated wood effect floor, storage understairs.

### LOUNGE

11'0 x 10'11  
Bay window, laminated wood effect floor.

### EXTENDED LIVING ROOM

21'5 x 11'6  
Laminated wood effect floor.

### EXTENDED KITCHEN / DINING AREA

18'2 x 7'7  
Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, breakfast bar, built-in hob and under oven, extractor fan, tiled walls, Upvc double glazed back door.

## FIRST FLOOR

### MODERN SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, pvc stripped walls and ceiling, tiled floor.

### BEDROOM 1

11'5 x 9'11  
Laminated wood effect floor, built-in robes.

### BEDROOM 2

11'4 x 8'7  
Laminated wood effect floor, built-in robes.

### BEDROOM 3

7'6 x 7'3  
Laminated wood effect floor.

### LANDING

Stairs to;

### DEVELOPED ROOFSpace

16'8 x 9'4

### OUTSIDE

Enclosed rear garden, additional flagged patio, outdoor tap, off road carparking.

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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 Andersonstown 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. 18297930**

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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