

simon**BRIEN**
RESIDENTIAL

3 Stockmans Drive,
Belfast, BT11 9AU



Asking Price £172,500

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

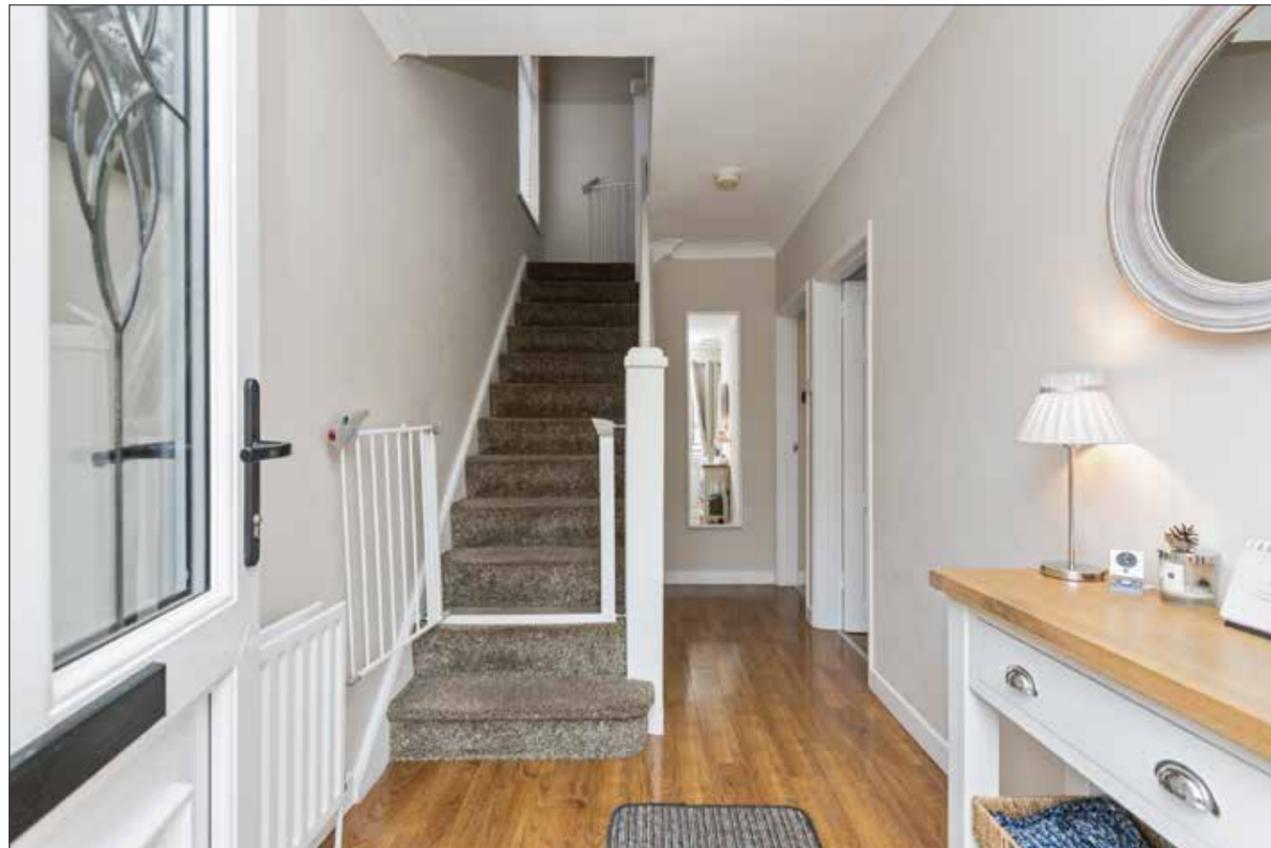
- Attractive Red Brick Semi-Detached Property
- Well Maintained Accommodation Throughout
- Three Generous Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Open To Dining Area
- Bathroom In White Suite
- Gas Fired Central Heating
- PVC Double Glazing
- Detached Garage & Driveway Parking
- Gardens To Front & Rear
- Popular & Convenient Location Close To Schooling & Transport Networks

SUMMARY

Stockmans Drive is exceptionally well located off the Andersonstown Road in a quiet cul-de-sac setting only a short distance from all local amenities, excellent schooling, and comfortable commuting distance to Belfast City Centre and other areas via the nearby motorway networks.

The property itself has been well maintained by the current vendors providing a three bedroom layout with living room, kitchen / dining area, and modern bathroom in white suite. Externally, the property benefits from a detached garage, driveway parking, and gardens to front and rear.

Likely to be of interest to the first time buyer, young family or professional couple. Viewing is by appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

PVC door leading to:

ENTRANCE HALL:

Storage downstairs. Laminate wooden floor.

LIVING ROOM:

11' 3" x 11' 0" (3.43m x 3.35m)



KITCHEN / DINING AREA:
17' 7" x 12' 0" (5.36m x 3.66m)
(at widest points)

In the kitchen - excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. 4 ring hob. Electric oven. Stainless steel extractor fan. Integrated fridge/freezer, dishwasher, and washing machine. Double doors to rear garden.

FIRST FLOOR

BEDROOM (1):
11' 5" x 9' 9" (3.48m x 2.97m)

Laminate wooden floor.

BEDROOM (2):
11' 0" x 9' 9" (3.35m x 2.97m)

Laminate wooden floor.

BEDROOM (3):
7' 7" x 7' 6" (2.31m x 2.29m)

Built-in cupboard. Laminate wooden floor.

BATHROOM:

White suite comprising of panel bath with mixer taps with shower attachment. Low flush WC. Pedestal wash hand basin.

LANDING:

Access to floored roof space, via slingsby style ladder.

OUTSIDE

Rear patio garden. Driveway parking to front.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/B/21/SO



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