



83 STEWARTSTOWN PARK, STEWARTSTOWN ROAD, BELFAST, BT11 9GJ

A substantial, red brick, extended, semi detached family home that enjoys a prominent cul de sac position within this prime established residential area. The family accommodation extends to around 1117 sq ft, and the home is perfectly positioned in this desirable and family-friendly location which is close to local amenities, leading Schools, Shops and only a short walk to excellent transport links to include the Glider service. Three good bright, comfortable bedrooms. Three separate reception rooms. Extended kitchen open to a casual dining area. Upvc double glazed conservatory. White shower suite. Downstairs w.c / cloakroom. Upvc double glazed windows. Gas fired central heating system. Detached garage. Private rear garden. Competitively priced to allow for modernisation. Chain free / well worth an inspection.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £194,000

Key Features

- Substantial red brick extended semi detached family home positioned within this popular residential Cul-De- Sac location.
- Three separate reception rooms.
- Upvc double glazed conservatory.
- Downstairs w.c / cloakroom.
- Detached garage.
- Three good, bright comfortable bedrooms.
- Extended fitted kitchen open to a casual dining area.
- White shower suite.
- Upvc double glazed windows / Gas fired Central Heating System.
- Private rear garden / Chain Free.





GROUND FLOOR

OPEN ENTRANCE PORCH

Upvc double glazed entrance door. Feature stained glass detailing.

ENTRANCE HALL

Storage understairs.

DOWNSTAIRS W.C

Low flush w.c, pedestal wash hand basin.

LOUNGE

14'4 x 11'5

LIVING ROOM

12'3 x 11'6

Double doors to;

EXTENDED KITCHEN / DINING AREA

17'4 x 10'10

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, tiling. Open to a casual dining area.

DINING ROOM

11'7 x 7'8

UPVC DOUBLE GLAZED CONSERVATORY

18'5 x 11'4

Double doors giving garden access.

FIRST FLOOR

PRINCIPLE BEDROOM 1

12'5 x 10'6

Built-In robes.

BEDROOM 2

12'2 x 10'7

Built-in robes.

BEDROOM 3

9'4 x 7'8

WHITE SHOWER SUITE

Shower cubicle with thermostatically controlled shower unit, low flush w.c, wash hand basin, pvc wall coverings.

FLOORED ROOFSpace

Floored and sheeted, gas boiler.

DETACHED GARAGE

Up and over door, driveway to front and side, private enclosed rear garden.

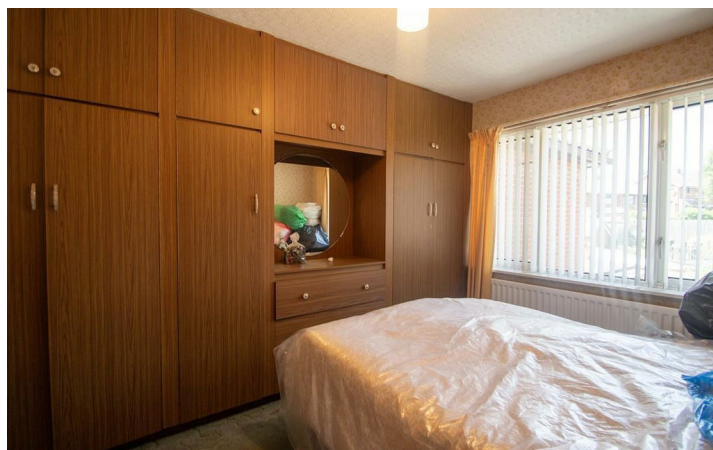
**83 STEWARTSTOWN PARK, STEWARSTOWN ROAD, BELFAST, BT11
QC.1**







83 STEWARTSTOWN PARK, STEWARSTOWN ROAD, BELFAST, BT11 9CT



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. 18410637

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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