



## 21 Stirling Road

### Belfast BT6 9LX

### Asking price £185,000

Welcome to 21 Stirling Road!

We are delighted to offer to the market this well presented three-bedroom semi-detached property situated in a popular cul-de-sac location.

Stirling Road is ideally located close to the Cregagh and Castlereagh Road with an excellent range of local amenities such as Forestside Shopping Centre close by. Belfast city centre is easily accessible by local transport and there is a vast range of leading primary and secondary schools in the vicinity.

The property has been well maintained over the years by its current owner and offers a superb layout.

The ground floor comprises a spacious entrance hall with under stair storage and tiled flooring, a bright and spacious living room/dining area with French doors leading to the rear of the property. There is a modern kitchen with a range of high and low-level units. Upstairs comprises of three bedrooms and a family bathroom with a three-piece suite.

Externally, the front of the property benefits from a private driveway with off street parking for multiple cars. There is a detached garage to the rear of the property with a paved patio.

To arrange a viewing or for further information please contact Nicholas Residential Estate Agents on 02890 38 83 83 or visit [nicholasresidential.co.uk](http://nicholasresidential.co.uk)

- Semi-detached family home
- Well-presented throughout
- Three Bedrooms
- One reception room
- Cream shaker style fitted kitchen with a range of high and low level units
- UPVC double glazing and oil fired central heating
- Detached Garage
- Off-street parking and paved patio area to the rear
- Viewing strongly recommended

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.






## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	40	65
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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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