

simon**BRIEN**
RESIDENTIAL

12 Stockmans Avenue,
Belfast, BT11 9AS



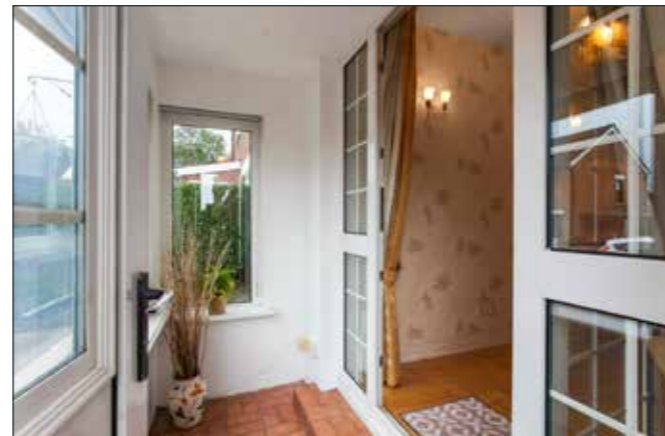
Asking Price £159,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Attractive Extended Red Brick Semi-Detached Property In A Popular Location
- Lounge
- Extended Living Room
- Fitted Kitchen / Dining Area With Utility Area
- Downstairs Wet Room
- Modern White Bathroom Suite
- PVC Facia Boards & Guttering
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- Paved Off Street Parking To The Front & Low Maintenance Paved Back Garden



SUMMARY

12 Stockmans Avenue is a three bedroom semi-detached property situated off the Andersonstown Road in a quiet cul-de-sac, in an established residential area. It is only a few minutes drive from leading schools and within easy travelling distance to Belfast City Centre.

It has been well maintained by the current vendors.

Internal views recommended to appreciate all this fine home has to offer, by contacting our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door to:

ENTRANCE PORCH:

Tiled floor. uPVC double glazed inner door to:

SPACIOUS HALLWAY:

Solid wooden floor.

LOUNGE:

11' 7" x 10' 9" (3.53m x 3.28m)

Laminate wood effect flooring.

EXTENDED LIVING ROOM:

17' 8" x 11' 3" (5.38m x 3.43m)

Laminate wood effect flooring.



**EXTENDED KITCHEN:
14' 10" x 7' 5" (4.52m x 2.26m)**

Range of high and low level units. Single drainer stainless steel 1.5 bowl sink unit. Built-in 4 ring hob. Extractor fan. Built-in oven. Partially tiled walls.

UTILITY / REAR HALLWAY:

Plumbed for washing machine.

EXTENDED DOWNSTAIRS WET ROOM:

Shower facility with electric shower unit. Low flush WC. Pedestal wash hand basin. Extractor fan. Partially tiled walls. Tiled floor.



FIRST FLOOR

**BEDROOM (1):
11' 7" x 10' 4" (3.53m x 3.15m)**

Fitted units.

**BEDROOM (2):
10' 11" x 10' 8" (3.33m x 3.25m)**

Fitted units.

**BEDROOM (3):
7' 3" x 6' 10" (2.21m x 2.08m)**

Laminate wood effect flooring.

LUXURY WHITE BATHROOM SUITE:

Bath with mixer taps, telephone hand shower. Low flush WC. Wash hand basin with mixer taps and vanity unit. Chrome towel radiator. Tiled walls and floor.

LANDING:

Hotpress / storage. Staircase to:

**DEVELOPED ROOF SPACE:
12' 3" x 9' 7" (3.73m x 2.92m)**

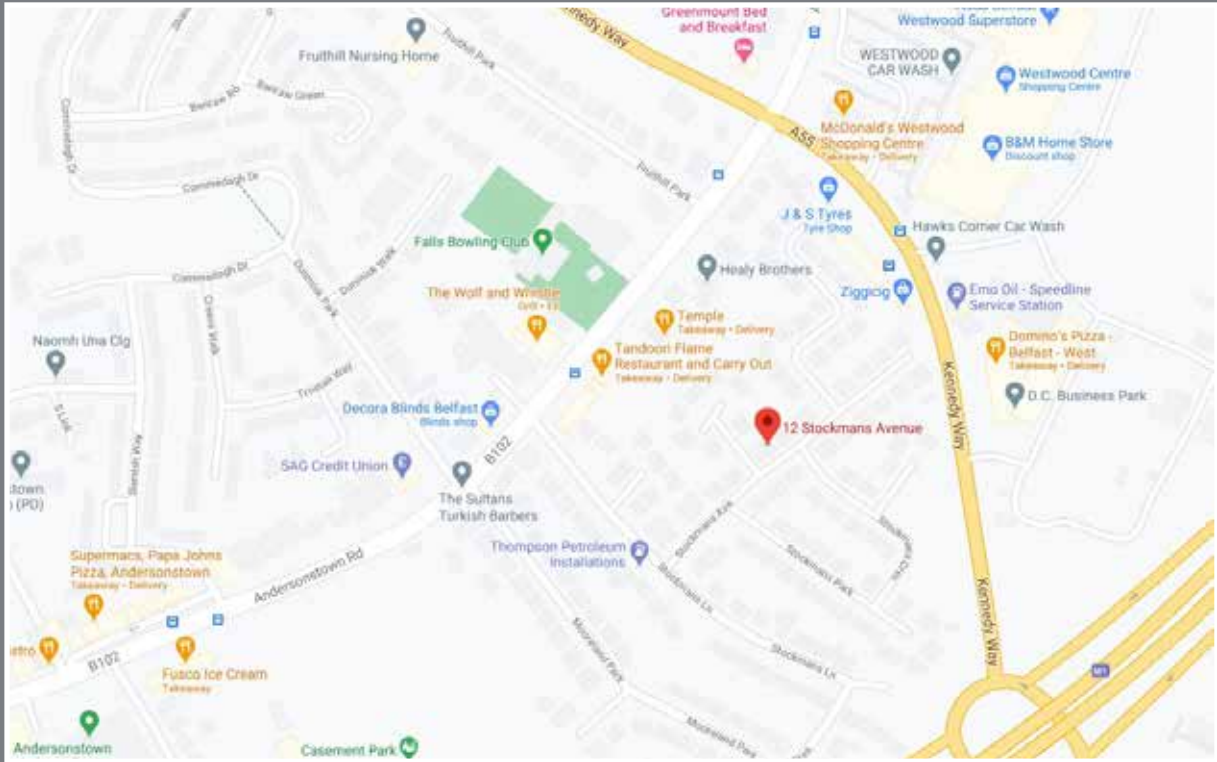
Ample storage.

OUTSIDE

Privately enclosed, well maintained brick paviour garden. Outside tap. Brick paviour side garden. Additional outside tap at the side.



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: RL/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		61
E 39-54		
F 21-36	25	
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9891-1457-6029-7900-0913

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