

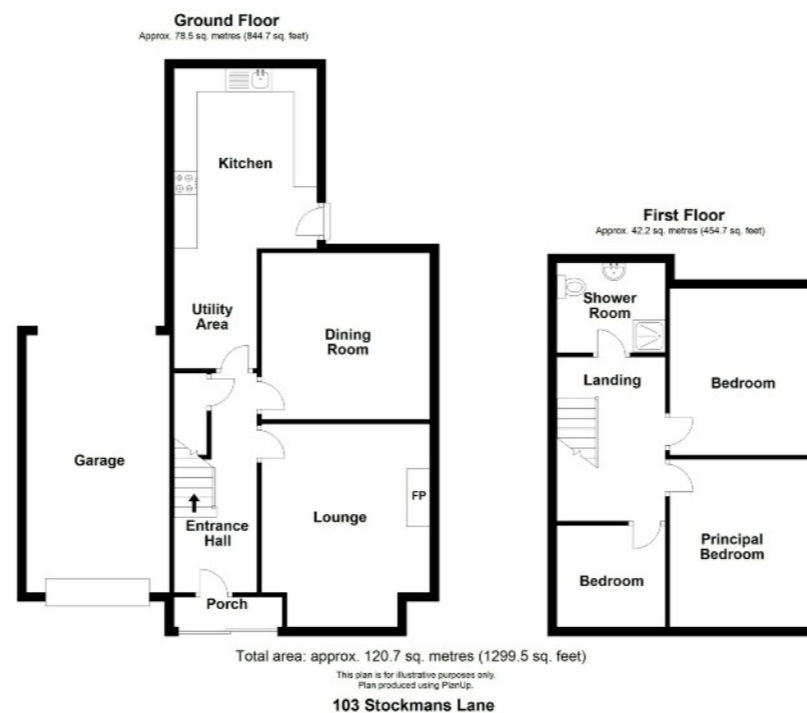
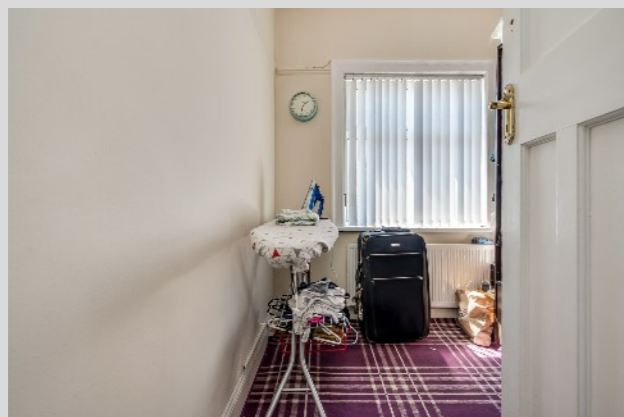
Outside

ADJOINING GARAGE: 17' 8" x 10' 2" (5.38m x 3.1m) Up and over door.

Enclosed rear garden, fully paved, Driveway parking to the front.

TEMPLETON ROBINSON

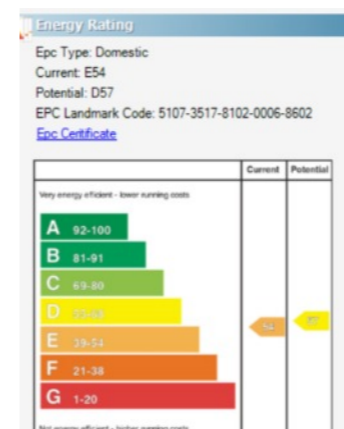
TEMPLETON ROBINSON



Lisburn Road - 028 90 66 3030  
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Tastefully presented and extended this deceptively spacious family home benefits from proximity to a broad range of amenities including the park across the road, nearby railway halt, road networks, shopping facilities and the many chic cafes and bar-restaurants of the Lisburn Road.

The accommodation briefly comprises two reception rooms with feature fireplaces and an extended kitchen which leads onto a large enclosed rear garden. On the first floor are three well proportioned bedrooms and a contemporary shower room with white suite. Furthermore the property benefits from mains gas central heating, uPVC double glazed windows, adjoining garage with up and over door including driveway parking to the front. Externally to the rear is large paved garden, previously used for parking but would make an excellent entertaining area.

Situated in an extremely convenient location that is popular with first time buyers, growing families and downsizers, we recommend an internal appraisal at your earliest convenience.

Offers Over  
**£215,000**

103 Stockmans Lane,  
 Belfast,  
 BT9 7JE

Viewing by  
 appointment with  
 & through agent  
 028 9066 3030



103 Stockmans Lane,  
Belfast,  
BT9 7JE

## Property Features

- Fantastic semi-detached family home in most convenient residential location
- Living and dining room both with feature fireplaces
- Generous fully fitted kitchen
- Three well-proportioned bedrooms
- Contemporary first floor shower room
- Gas heating/ uPVC double glazing
- Adjoining garage, ample driveway parking
- Large enclosed rear garden
- Early viewing highly recommended

## Location:

Stockmans Lane at Musgrave. Left handside leading towards Kings Hall on Lisburn Road.

## Property Comprises

### Ground Floor

PORCH: Sliding door, tiled flooring.

HALLWAY: Vinyl flooring, picture rail, understair storage.

LIVING ROOM: 14' 0" x 12' 2" (4.27m x 3.71m) Laminate wood effect flooring, feature bay window, feature red brick fireplace, picture rail.

DINING ROOM: 12' 2" x 11' 8" (3.71m x 3.56m) Vinyl flooring, feature fireplace with cast iron inset, tiled hearth.

KITCHEN: 23' 8" x 10' 10" (7.21m x 3.3m) Range of high and low level units, built-in oven, gas hob, extractor fan, plumbed for washing machine, stainless steel sink with mixer taps, Formica work surfaces, part tiled walls, tiled flooring, uPVC door onto enclosed rear garden.

### First Floor

LANDING: Carpeted, Slingsby ladder access to loft.

BEDROOM (1): 11' 10" x 10' 7" (3.61m x 3.23m) Carpeted, picture rail.

BEDROOM (2): 11' 8" x 10' 7" (3.56m x 3.23m) Carpeted, picture rail.

BEDROOM (3): 7' 5" x 7' 4" (2.26m x 2.24m) Carpeted, picture rail.

SHOWER ROOM: Three piece white suite, low flush wc, wash hand basin, walk-in corner shower cubicle, vinyl flooring, chrome heated towel rail.

