



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	44 E	
21-38	F		
1-20	G		

McGEOWN

 PROPERTY SALES
  LETTINGS
  MANAGEMENT

McGeown Estate Agents for themselves and/or the vendors of this property whose Agents they are, give notice that (i)These particulars are set out as a general outline for the guidance of intending purchasers or leases, and do not constitute part of an offer or contract, (ii)All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchases or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii)No person in the employment of McGeown Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



7 Stockmans Lane, Belfast, BT9 7JA

Offers Around £149,950

Viewings Strictly by Appointment
with Sole Agents.

This well maintained mid terrace property is located on Stockman's Lane providing ease of access to Lisburn Road, Musgrave, Royal and City Hospitals, and the motorway network.

The property offers well presented accommodation comprising open plan lounge dining room, kitchen, two double bedrooms, and shower room; all complemented by oil fired central heating and double glazing.

Of particular note is the rear of the property which offers off street parking with detached garage accessed through Weston Drive.

This is an excellent starter home or a perfect investment property with high levels of rental demand given the location.

MCGEOWN



437 Lisburn Road
Belfast
BT9 7EY

T. 028 9066 8555
E. info@mcgeowns.co.uk
mcgeowns.co.uk



Property Features

- Well Maintained Mid-Terrace Property
- Open Plan Lounge Dining Room
- Two Bedrooms
- Oil Fired Central Heating and Double Glazing
- Off street parking
- Detached Garage to Rear

Covered Entrance Porch:

UPVC double glazed entrance door.

Ground Floor

Hall:

Recess area under stairs.

Lounge/Dining:

6.88m (22'7) x 2.92m (9'7) at widest point into bay
Bay window.

Fitted Kitchen:

5.54m (18'2) x 2.08m (6'10) at widest point
Range of high and low units. 1½ bowl stainless steel sink unit and mixer taps. Formica worktop surfaces. Plumbed for washing machine.

First Floor

Landing:

Access to roofspace.

Bedroom One:

3.96m (13') x 3.1m (10'2)
Built in cupboard. Built in wardrobes.

Bedroom Two:

3.05m (10') x 2.64m (8'8)
Built in robes with mirrored doors.

Shower Room:

Shower cubicle with electric shower, wash hand basin with vanity storage below, close coupled W.C. Fully tiled walls and floor.



Outside:

Front garden laid in lawns with mature hedgerow and shrubs. Rear flagged patio area. PVC oil tank.

Detached Garage:

5m (16'5) x 2.82m (9'3)
Up and over door. Oil boiler. Light and lower.

Location:

Stockmans Lane can be accessed via the M1, Boucher Road and Lisburn Road.

Rates Payable:

£976.32 per annum approx

Viewings:

By appointment only with the sole Selling Agent, Danny McGeown, McGeown Estate Agents.