



## 64 Silverstream Road , Belfast, BT14 8GC

**Offers Around £114,950**

Superb Modern Built Red Brick Semi Detached Family Home in Popular Location.

A superb opportunity to purchase a modern built red brick semi detached villa holding an excellent position within this ever popular and convenient location. The modern interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further offers Upvc double glazed windows, gas central heating, and benefits from off street parking and gardens front and rear. Offering ideal accommodation for the first time buyer or canny investor alike - Early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		61	71
EU Directive 2002/91/EC			

# 64 Silverstream Road

, Belfast, BT14 8GG



- Superb Modern Built Semi Detached Viall
- Classic White Bathroom Suite
- Off Street Parking
- 3 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Private Gardens
- Modern Fitted Kitchen
- Gas Central Heating
- Ever Popular Location

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator, under stairs storage, concealed gas boiler.

## Lounge

12'7" x 11'6" (3.86 x 3.51)

Attractive real effect fire, wood laminate floor, double panelled radiator.

## Living Room

10'4" x 9'1" (3.15 x 2.79)

Double panelled radiator.

## Kitchen

10'4" x 7'10" (3.15 x 2.39)

Single drainer stainless steel sink

unit, range of high and low level units, formica worktops, free standing cooker, integrated extractor, american style fridge/freezer space, plumbed for washing machine, partly tiled walls, panelled radiator.

## First Floor

Landing, built in storage.

## Bathroom

Classic white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, partially tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

11'1" x 10'11" (3.40 x 3.35)

Panelled radiator.

## Bedroom

8'9" x 7'3" (2.69 x 2.21)

Panelled radiator.

## Bedroom

12'0" x 9'10" (3.66 x 3.00)

Panelled radiator.

## Outside

Off street parking. Hard landscaped gardens front and rear.

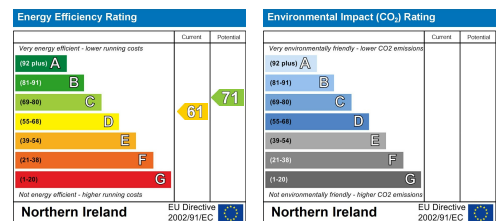


## Directions



# Floor Plan

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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