

## 98 Silverstream Avenue, Belfast, BT14 8GP



- Extended Mid-Terrace
- 3 Bedrooms
- 1 Reception
- Contemporary, Extended Kitchen With Dining Aspect
- Modern, Extended Four Piece Family Bathroom
- Popular, Convenient Location
- Enclosed Paved Patio Area To Rear
- Gas Fired Central Heating
- PVC Double Glazed

**PRICE Offers Over £99,950**

*Beautifully presented throughout and positioned in a popular, convenient location close to a host of local amenities, schools and transport options. This family home comprises an extended, modern four piece family bathroom suite, a luxury kitchen with complimentary work-surfaces and a fully paved, easily maintained patio area to the rear. An excellent acquisition an affordable price, this deceptively spacious mid-terrace will appeal first-time buyers and investors alike.*

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9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

PVC double glazed door with feature glass inset and twin panels into:

#### SPACIOUS ENTRANCE HALL 5'7" x 30'3"

Tiled floor.

#### LOUNGE 15'8" x 10'9"

At widest points. Wood effect laminate floor. Storage under stairs.

#### EXTENDED KITCHEN 17'8" x 12'4"

At widest points. Luxury fitted kitchen equipped with a range of high and low level units with contrasting work surfaces. Space for American style fridge freezer. Integrated eye-level oven and grill. Space for tumble dryer. Plumbed for washing machine. 4 ring hob with feature splashback. Stainless steel extractor fan with perplex hood. Under unit lighting. Stainless steel single drainer sink unit with swan neck tap. Tiled floor. Velux window. PVC double glazed door to rear.

#### EXTENDED WHITE FOUR PIECE BATHROOM SUITE 17'4" x 5'11"

Comprising panelled bath, pedestal wash hand basin with mixer taps, button flush w.c and corner shower cubicle. Tiled floor. Panelled ceiling.

### FIRST FLOOR

#### BEDROOM 1 15'9" x 8'5"

Laminate floor. Large walk in storage cupboard.

#### BEDROOM 2 10'8" x 9'4"

Laminate floor.


#### BEDROOM 3 9'7" x 7'2"

Laminate floor.

### OUTSIDE

Neat fully brick paved enclosed garden to front screened by perimeter wall with steps to entrance door.

Private enclosed brick paved tiered garden with patio area & pebble stoned flower bed with mature shrubs to rear, screened by perimeter wall and fence.

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			
Northern Ireland		EU Directive 2002/91/EC 	

**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

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