

79 Silverstream Road , Belfast, BT14 8GD

Offers Around £129,950

Modernised Town Terrace offering 4 Bedrooms And Two Bathrooms Set Within This Ever Popular Location.

Holding an excellent position within this most popular residential development this impressive town terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, principal with en-suite shower room, spacious lounge, modern fitted kitchen and family bathroom in white suite to ground floor. The dwelling further offers gas fired central heating, upvc double glazed windows, extensive use of wood laminate flooring, extended entrance porch and has undergone a modernisation program to include replastering and wiring up dating with extensive use of recessed lighting. Hard landscaped front garden and private rear combine with low outgoings and the most convenient location make this the perfect investment or first time buyer opportunity - Early viewing 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			
Northern Ireland		47	67
EU Directive 2002/91/EC			

79 Silverstream Road

, Belfast, BT14 8GD



- Modernised Town Terrace
- Gas Fired Central Heating
- En-suite Shower Room
- Superb Opportunity
- 4 Bedrooms Spacious Lounge
- Modern White Bathroom Suite
- Extensive Wood Laminate Flooring
- Newly Fitted Kitchen
- Upvc Double Glazed windows
- Extensive Modernisation Works

Extended Entrance Porch

Solid entrance door, ceramic tiled floor.

Open Entrance Hall

Upvc double glazed vestibule door.

Lounge

15'7" x 10'11" (4.75 x 3.35)

Wood laminate floor, recessed lighting.

Kitchen

12'4" x 7'7" (3.78 x 2.33)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and gas hob, stainless steel canopy extractor fan, tall fridge/freezer space, plumbed for a washing machine, concealed gas boiler partly tiled walls, ceramic tiled floor, recessed lighting, Upvc double glazed rear door.

Bathroom

Modern white suite comprising walk-in shower, drench shower, telephone hand shower, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, recessed lighting, chrome radiator.

First Floor

Landing. Wood laminate floor

Bedroom

9'2" x 7'6" (2.8 x 2.3)

Wood laminate floor, recessed lighting, panelled radiator.

Bedroom

9'5" x 8'1" (2.89 x 2.48)

Wood laminate floor, recessed lighting, built-in robe, panelled radiator.

Bedroom

10'5" x 9'8" (3.19 x 2.97)

Wood laminate floor, recessed lighting, panelled radiator.

En-suite Shower Room

Modern white suite comprising walk-in shower, thermostatic controlled shower unit, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, recessed lighting.

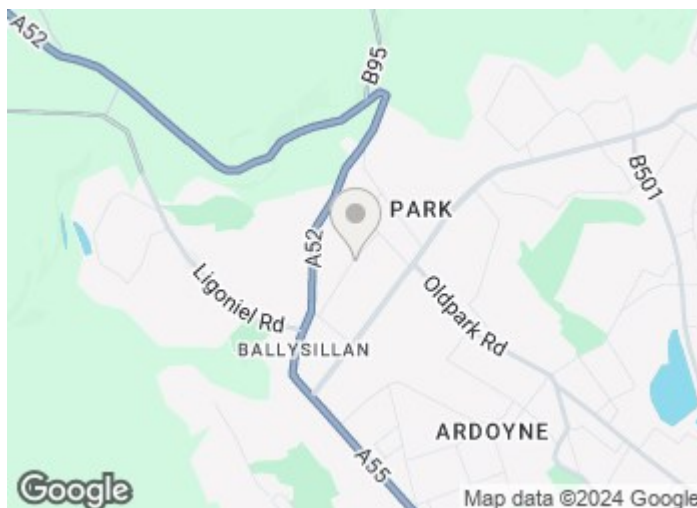
Bedroom

14'0" x 7'8" (4.27 x 2.34)

Wood laminate floor, recessed lighting, panelled radiator.

Outside

Hard landscaped gardens front , rear with patio area and lawn. Outside tap.

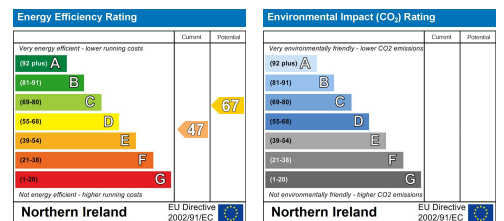


Directions



Floor Plan

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