



26 Silverstream Parade , Belfast, BT14 8GR

**Offers In The Region Of
£134,950**

Double Extended Semi Detached Villa In Highly Regarded Location.

Holding a prime position within this highly regarded and sought after location this double extended semi detached villa offers perfect sized family accommodation. The modern interior comprises 3 bedrooms, through lounge, extended fitted kitchen incorporating dining area and modern white bathroom suite. The dwelling further offers upvc double glazed windows, gas fired central heating, Pvc fascia and eaves, extensive use of wood laminate floor coverings and recessed lighting, has been maintained to a high standard over the years. Low outgoings and a most convenient location with excellent shopping, leading schools and public transport all within walking distance, combine with a south facing rear garden and off street carparking to make this a home not to be missed.

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	

26 Silverstream Parade

, Belfast, BT14 8GR



- Fabulous Double Extended Semi Detached Villa
- Extended Luxury Fitted Kitchen
- Gas Central Heating
- Extensive Use Of Low Voltage Lighting
- 3 Bedrooms Through Lounge
- Upvc Double Glazed Windows
- South Facing Rear Garden
- Modern White Bathroom Suite
- Pvc Facial And Eves
- Wood laminate Floor Coverings

Entrance Hall

Upvc double glazed entrance door, panelled radiator, under stairs storage, recessed lighting.

Through Lounge

20'0" x 15'1" (6.11 x 4.61)

Attractive wooden fireplace with tiled inset, wood laminate floor, panelled radiator under stairs cloaks, concealed gas boiler.

Dining Area

Recessed lighting, panelled radiator.

Extended Kitchen

13'5" x 12'4" (4.09 x 3.76)

Single drainer stainless steel sink unit, extensive range of high and low level units, built-in under oven and gas hob, stainless steel canopy extractor fan, plumbed for dishwasher, fridge/freezer space, plumbed for washing machine, tumble dryer space, partly tiled walls, wood laminate floor, double panelled radiator.

Dining Area

Corner window, recessed

lighting, panelled radiator, upvc double glazed rear door to feature deck.

First Floor

Airing cupboard, panelled radiator, recessed lighting.

Extended Bedroom

15'4" x 8'5" (4.69 x 2.58)

Bedroom

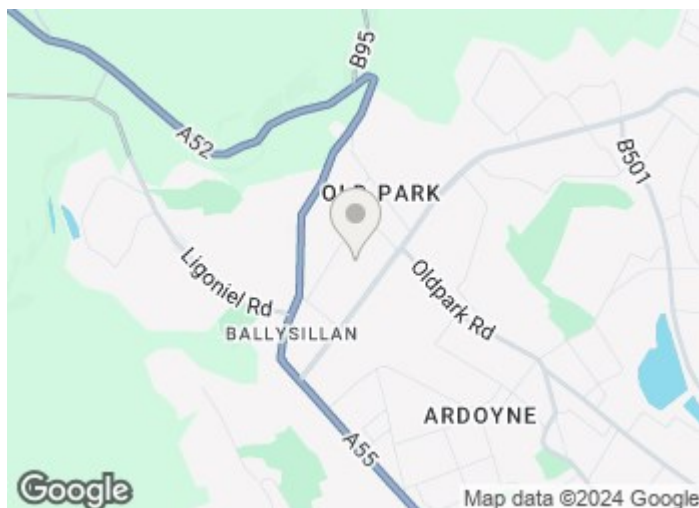
10'2" x 8'10" (3.12 x 2.71)

Bedroom

9'11" x 8'10" (3.03 x 2.70)

Bathroom

Outside



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BALLYNAHINCH 028 9756 1155	CAUSEWAY COAST 0800 644 4432	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444
BALLYHACKAMORE 028 9047 1515	BANGOR 028 9127 1185	CAVEHILL 028 9072 9270	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYMENA 028 2565 7700	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
 @Ulster Property Sales is a Registered Trademark