



36 Silverstream Park , Belfast, BT14 8GU

**Offers In The Region Of
£125,000**

Beautifully Presented Semi Detached Villa In A Most Popular Location

Holding a prime position within this ever popular location, this beautifully presented and modernised home will have immediate appeal. The richly appointed interior comprises 3 bedrooms, lounge into bay, separate dining room with open plan kitchen and modern white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors and gas fired central heating.

Off street car parking and private rear garden with detached garage combines with an excellent location convenient to superb local amenities making this the perfect family home.

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	

36 Silverstream Park

, Belfast, BT14 8GU



- Attractive Red Brick Semi Detached Villa
- Fitted Kitchen Built-in Oven & Hob
- Upvc Double Glazed Windows & Exterior Doors
- South Facing Rear Garden
- 3 Bedrooms Lounge Into Bay
- Modern White Bathroom Suite
- Detached Garage
- Dining Room With Kitchen Off
- Gas Fired Central Heating
- Popular Residential Location

Open Entrance Porch

Upvc double glazed entrance door.

Entrance Hall

Wood laminate floor, single panelled radiator, under stairs storage.

Living Room

9'10" x 12'1" (2.99 x 3.69)
Into bay, wood laminate floor, single panelled radiator.

Dining Room

9'9" x 10'1" (2.98 x 3.08)
Wood laminate floor, double panelled radiator.

Open Plan To Kitchen:

Kitchen

7'4" x 4'7" (2.23 x 1.39)
Bowl and a half stainless steel sink unit, range of high and low level units, built-in under oven and ceramic hob, partly tiled walls, wood laminate floor. Upvc double glazed rear door.

First Floor

Landing.

Bathroom

Modern white suite comprising shower cubicle, thermostatically controlled shower unit, low flush wc, pedestal wash hand basin, chrome radiator, fully tiled walls, ceramic tiled floor, airing cupboard.

Bedroom

9'11" x 10'2" (3.01 x 3.10)
Double panelled radiator.

Bedroom

9'6" x 9'5" (2.90 x 2.87)
Wood laminate floor, single panelled radiator.

Bedroom

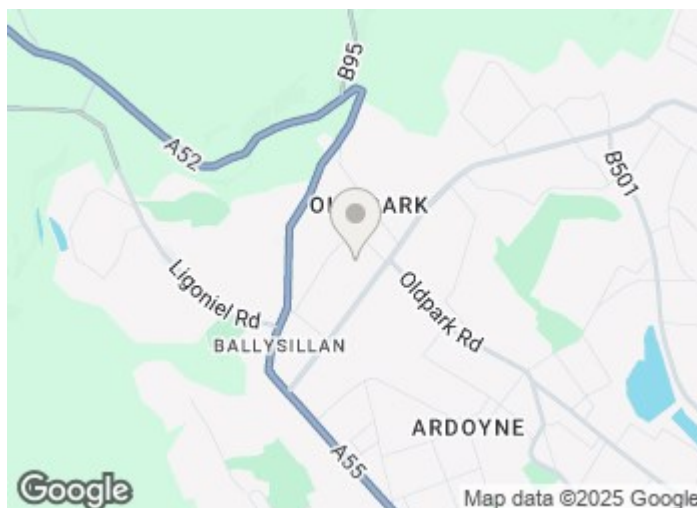
6'2" x 5'10" (1.87 x 1.79)
Wood laminate floor, single panelled radiator.

Detached Garage

Double doors, driveway

Outside

Front garden in lawn, rear garden in lawn and stone chip patio area, outside tap.



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

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



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