

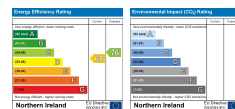


### 27 Silver Birch Courts

Belfast, BT13 2JJ

Asking price

£75,000



# 27 Silver Birch Courts

, Belfast, BT13 2JJ

Asking price £75,000



A keenly priced property on the doorstep of Belfast City Centre which is sure to appeal to first-time buyers and investors in particular.

Internally the dwelling comprises entrance hall, bright reception, fitted kitchen, classic white bathroom suite and two well proportioned bedrooms. Outside there is parking to the front and enclosed rear yard.

The property further benefits from oil fired central heating and double glazing throughout.

Silver Birch Courts is situated just minutes from Belfast City Centre and within walking distance of Shankill Leisure Centre, Iceland and a wide range of cafes, restaurants and independent retailers.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with smoked glass inset, wood laminate flooring, enclosed electricity meter, stairs leading to first floor

### Living Room 15'5" x 11'11" (4.72m x 3.64m)

Tiled fireplace with brick surround, wood laminate flooring, double panelled radiator

### Kitchen 8'0" x 11'10" (2.44m x 3.61m)

Fitted kitchen with both high and low level units, tiled

splash backs and contrasting worktops, stainless steel sink and drainer with mixer taps, plumbed for a washing machine, cooker and fridge freezer spaces, vinyl flooring, double panelled radiator, access to rear yard

## First Floor

### Landing

Enclosed hot press, access to roof space, double panelled radiator

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with shower attachment overhead, vinyl flooring, double panelled radiator

### Front Bedroom 9'3" x 8'8" (2.84m x 2.65m)

Enclosed storage, double panelled radiator

### Rear Bedroom 10'11" x 11'11" (3.35m x 3.64m)

Mirrored slide robes, double panelled radiator

## Outside

Parking space to front, paved rear yard with access to rear entry, enclosed boiler house, oil tank, exterior lighting



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.