

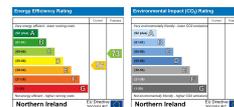


8 Silverstream Parade

Belfast, BT14 8GR

Offers in excess of

£80,000



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, Belfast, BT14 8GR

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A semi-detached villa in an area of high demand which will appeal to first-time buyers, families and investors alike.

Priced to allow for remedial upgrading the dwelling comprises entrance hallway, bright reception with dining space, modern fitted kitchen, classic white bathroom suite and two well proportioned bedrooms. Outside there are enclosed gardens to the front and rear.

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

Silverstream Parade is conveniently located close to many leading shops and amenities including Ballysillan Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

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

## Ground Floor

### Entrance Hallway

PVC front door with glass inset, tiled flooring, stairs leading to first floor

### Living Room 19'10" x 14'11" (6.06m x 4.55m)

Through lounge with ample dining space, fireplace and surround with electric fire inset, under stair

storage, 2 double panelled radiators, single panelled radiator

### Kitchen 10'7" x 13'7" (3.23m x 4.16m)

Extended kitchen with both high and low level units and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer taps, plumbed for a washing machine, cooker space with extractor hood, panelled radiator, vinyl flooring, access to rear garden

## First Floor

### Landing

Access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, tiled splash backs, panelled radiator

### Front Bedroom 9'8" x 14'9" (2.96m x 4.52m)

Enclosed hot press, vinyl flooring, panelled radiator

### Rear Bedroom 9'8" x 8'6" (2.97m x 2.60m)

Vinyl flooring, panelled radiator

## Outside

### Front

Wood panelled privacy fencing, part tarmac/part stoned garden

### Rear

Mature garden laid out in lawn, PVC oil tank, enclosed boiler house



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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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