



44 Silverstream Gardens , Belfast, BT14 8GS

Offers Over £114,950

Fantastic Opportunity To Purchase Well Presented Extended Semi Detached In This Popular Residential Location!

Holding a prime elevated corner site within this ever popular location this extended semi detached family home has been maintained by a high standard by its current owner. The interior comprises 3 bedrooms, spacious through lounge, extended fitted kitchen, furnished cloakroom and recently installed luxury white bathroom suite. The dwelling further offers gas fired central heating, uPvc double glazed windows and replacement rainwater goods. Gardens front, side and rear combine with low outgoings, convenient location and contemporary accommodation makes this the ideal home for the first time and young family buyer alike - Early viewing is 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		EU Directive 2002/91/EC	

44 Silverstream Gardens

, Belfast, BT14 8GS



- Extended Semi Detached Villa
- Extended Fitted Kitchen
- Gas Central Heating
- 3 Bedrooms
- Furnished Cloakroom
- Upvc Double Glazed Windows
- Spacious Through Lounge
- Luxury White Bathroom Suite
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, double panelled radiator.

Through Lounge

19'9" x 9'8" (6.03 x 2.95)

Classic fireplace with marble inset and wooden hearth, double panelled radiator, slide door to kitchen.

Extended Kitchen

14'5" x 8'7" (4.41 x 2.63)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-in double oven, 4 ring gas hob, under fridge/freezer space, partly

tilled walls, ceramic tiled floor, double panelled radiator, hardwood rear door.

Furnished Cloakroom

White suite comprising wash hand basin, low flush wc, concealed gas boiler.

First Floor

Landing, access to roofspace

Bathroom

Luxury white bathroom suite comprising panelled bath, thermostatically controlled shower unit, vanity unit, low flush wc, featured radiator, fully tiled walls, ceramic tiled floor, recessed lighting.

Bedroom

9'8" x 7'8" (2.97 x 2.34)

Double panelled radiator.

Bedroom

8'6" x 9'9" (2.61 x 2.99)

Double panelled radiator.

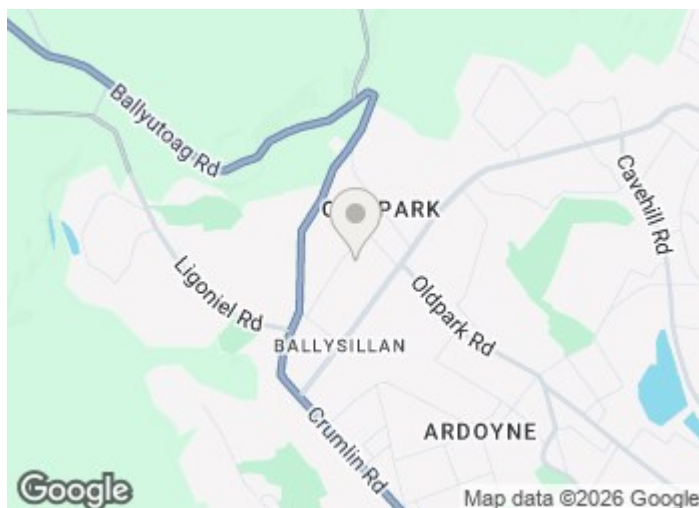
Bedroom

6'1" x 6'1" (1.87 x 1.87)

Panelled radiator.

Outside

Front garden offering tarmac driveway with off street carparking, mature lawn and hedging. Extensive private rear garden in mature lawn and hedging, outside light and tap, greenhouse.



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.



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