



7 Silver Birch Courts , Belfast, BT13 2JJ

Offers Around £119,950

Superb Modern Built Semi Detached Beautifully Presented Accommodation Throughout.

A superb opportunity to purchase a beautifully presented modern built semi detached with off street parking within this most popular and convenient location. The generously proportioned interior comprises 3 bedrooms, spacious lounge, modern fitted kitchen with dining area and contemporary white bathroom suite. The dwelling further benefits from oil fired central heating, uPvc double glazed windows, pvc fascia and eaves and extensive use of quality ceramic and wood laminate floor coverings. With off street parking, gardens in patio and lawn combines with the most convenient location just a short commute to City to make this the perfect home for the investor or first time buyer alike.

| 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 |

7 Silver Birch Courts

, Belfast, BT13 2JJ



- Superb Modern Built Semi Detached
- Contemporary White Bathroom Suite
- Oil Fired Central Heating
- Short Commute To City
- 3 Bedrooms Lounge
- Upvc Double Glazed Windows
- Driveway Parking
- Modern Fitted Kitchen With Dining
- Pvc Fascia & Eaves
- Private Gardens

Entrance Hall

Pvc double glazed entrance door, ceramic tiled floor, double panelled radiator.

Lounge

15'5" x 11'10" (4.72 x 3.63)

Attractive fireplace, wood laminate floor, pvc double glazed side door, understairs storage, double panelled radiator.

Kitchen

19'5" x 11'4" (5.92 x 3.46)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, integrated extractor fan, fridge/freezer space,

plumbed for washing machine, partly pvc panelled walls, Lvf flooring, pvc ceiling, recessed lighting, panelled radiator, pvc double glazed rear door.

First Floor

Landing, built-in hotpress/storage, access to roofspace.

Bathroom

Contemporary white suite comprising shower cubicle, electric drench style shower, pedestal wash hand basin, vanity unit, pvc panelled walls and ceiling, recessed lighting, ceramic tiled floor, pvc ceiling, chrome radiator,

Bedroom

7'6" x 8'8" (2.31 x 2.65)

Wood laminate floor, panelled radiator.

Bedroom

7'0" x 5'9" (2.14 x 1.77)

Wood laminate floor, panelled radiator.

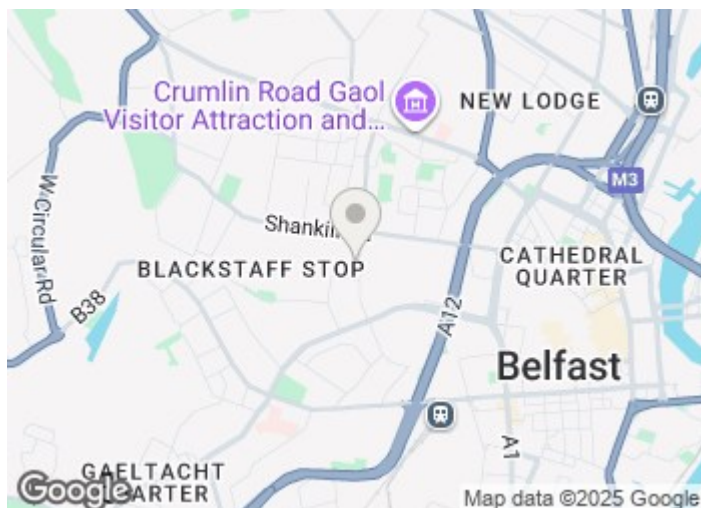
Bedroom

11'9" x 9'7" (3.60 x 2.93)

Wood laminate floor, built-in storage, panelled radiator.

Outside

Gates to brick paver driveway parking, side & rear in patio, lawn and hedging, pvc oil tank, boiler house.



Directions



Floor Plan

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