



NICHOLAS
RESIDENTIAL



2 Silverstream Gardens

Belfast BT14 8GS

£895 Per month

This fantastic semi-detached property offering stylish accommodation with an abundance of outdoor space. The property is walking distance from the Ballysillan Road with the convenience of schools, churches, and all major bus routes into Belfast City Centre.

Downstairs comprises of a welcoming entrance hall, one living room to the front of the house and a modern kitchen with a wide range of appliances open plan to the dining area with a multi fuel burner. Upstairs are two double bedrooms, one single bedroom/study and a modern white three piece shower room. Further benefits include UPVC double glazing and oil fired central heating.

The property sits on an spacious corner site that offers off-street parking for one car. The gardens are beautifully landscaped with lawns to either side of the property. Please note the garage is currently used for storage and does not come with the property.

A deposit and the first month's rent are payable in advance. The property is furnished and available from the 10th of July.

Call 02890 388383 to arrange your personal viewing today!

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- A fantastic semi detached property
- One living room to the front of the house
- Luxury fitted kitchen with a wide range of appliances
- Kitchen open plan to dining area with a multi fuel burner
- Two double bedrooms & one single bedroom
- White three piece shower room
- Oil fired central heating
- Landscaped garden area - professionally looked after & included in rent
- Furnished
- Available 10th of July



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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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