



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 66 Silverstream Road , Belfast, BT14 8GC

### Offers In The Region Of £109,950

Modern Constructed Red Brick Semi Detached Villa in Ever Popular Location

A fabulous opportunity to purchase a modern constructed red brick semi detached villa holding an excellent position within this ever popular location. The spacious interior comprises 3 bedrooms, 2 reception rooms, fitted kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further offers Upvc double glazed windows, gas central heating, and benefits from an excellent site with off street carparking. Offering superb value for money to the investor or first time buyer alike. Immediate viewing is strongly recommended.

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

# 66 Silverstream Road

, Belfast, BT14 8GG



- Modern Red Brick Semi Detached Villa
- White Bathroom Suite
- Private Gardens
- 3 Bedrooms 2 Reception rooms
- Gas Central Heating
- Off Street Carparking
- Fitted Kitchen Built-In Oven & Hob
- Upvc Double Glazed Windows

## Entrance Hall

Entrance door, wood laminate floor, panelled radiator, under stairs storage, concealed gas boiler.

## Lounge

12'7" x 11'6" (3.86 x 3.51)  
Attractive fireplace, double panelled radiator, wood laminate floor.

## Kitchen

10'4" x 7'10" (3.15 x 2.39)  
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and hob, integrated

extractor, fridge/freezer space, plumbed for washing machine, partly tiled walls, panelled radiator.

## Dining Room

10'4" x 9'1" (3.15 x 2.79)  
Panelled radiator, wood laminate floor.

## First Floor

Landing, hot press.

## Bathroom

Classic white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, partially tiled walls, ceramic tiled floor, panelled radiator.

## Bedroom

11'1" x 10'11" (3.40 x 3.35)  
Panelled radiator.

## Bedroom

8'9" x 7'3" (2.69 x 2.21)  
Panelled radiator.

## Bedroom

12'0" x 9'10" (3.66 x 3.00)  
Panelled radiator.

## Outside

Gardens front, side and rear, driveway carparking.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

