

12 Silverstream Parade , Belfast, BT14 8GR

£109,950

Extended And Modernised Deceptively Spacious Semi Detached Villa.

A luxury home extended and modernised to the highest possible standard situated within this ever popular location. The richly appointed interior comprises 2 bedrooms, 2 reception rooms with feature picture window overlooking garden to rear, handmade fitted kitchen and classic white fully tiled bathroom. The dwelling further boasts pvc guttering, oil fired central heating and has been maintained and presented to the highest possible standard throughout creating the ideal starter home or investment opportunity.

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		
	42	68
Northern Ireland		EU Directive 2002/91/EC

12 Silverstream Parade

, Belfast, BT14 8GR



- Luxury Starter Home
- 2 Bedrooms
- 2 Reception Rooms
- Luxury Fitted Kitchen
- Modern White Bathroom Suite
- Pvc Guttering
- Oil Fired Central Heating
- Secluded Rear Garden

Entrance Hall

Mahogany entrance door, wood laminate floor.

Living Room

12'4" x 12'5" (3.78 x 3.79)

Double panelled radiator, wood laminate floor, understairs storage.

Kitchen

13'7" x 6'1" (4.16 x 1.87)

Single drainer stainless sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel extractor fan, open plan serving counter, fridge/freezer space, plumbed for washing machine, plumbed for dishwasher, ceramic tiled floor,

partly tiled walls, shelving, serving hatch to dining room, recessed lighting

Lobby

Solid wood floor, double panelled radiator, stable door

Extended Lounge

11'10" x 12'7" (3.62 x 3.86)

Double panelled radiator, wood laminate floor, recessed lighting.

First Floor

Landing, hotpress/copper cylinder.

Bathroom

Modern white suite comprising shower cubicle, electric shower, vanity unit, low flush w.c, fully tiled walls, cermaic tiled floor, chrome radiator, recessed lighting.

Bedroom

13'6" x 9'8" (4.14 x 2.97)

Wood laminate floor, panelled radiator.

Bedroom

9'9" x 8'5" (2.98 x 2.59)

Panelled radiator, wood laminate floor.

Roofspace

Slingsby type ladder, floored and sheeted, natural light, velux rooflight.

Outside

Low maintenance gardens front and rear in decorative bark and stone, shrubs, extensive decking area recently installed, oil tank,, oil fired central heating boiler.

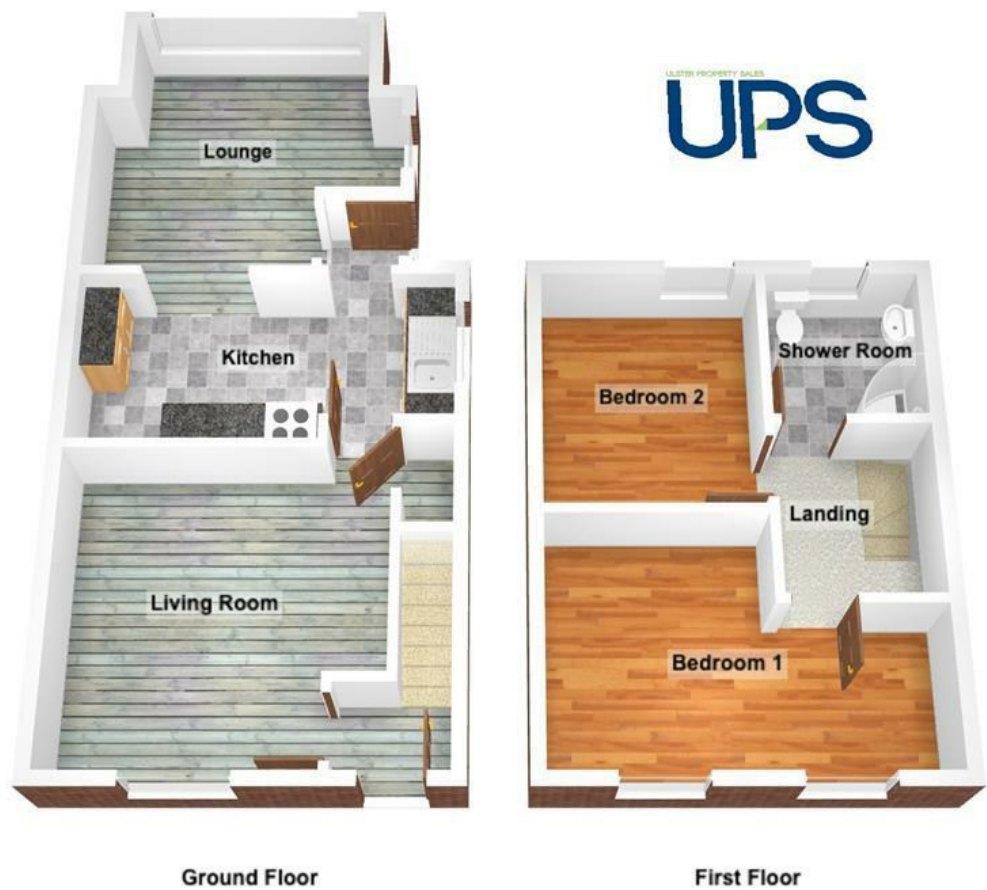


Directions



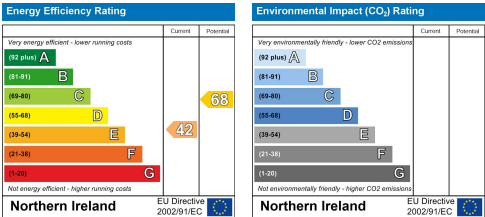
Floor Plan

12, Silverstream Parade, BELFAST, BT14 8GR



Total Area: 68.3 m² ... 735 ft²
All measurements are approximate and for display purposes only

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