



## 33 Silver Birch Courts Shankill, Belfast, BT13 2JJ

**Offers Around £100,000**

Modern Constructed Town House In Courtyard Setting Close To The City And Belfast's New University

A rare opportunity to purchase a modern constructed town house conveniently positioned to the City and Belfast's New University. The accommodation comprises 3 bedrooms, lounge, fitted kitchen with dining area off and bathroom in white suite. The dwelling further offers uPvc double glazed windows, oil fired central heating and pvc fascia and eaves. A landscaped rear garden and brick paved courtyard setting with ample carparking to the front combines with a most convenient location to make this a home ideally suited to the first time buyer or investor alike.

Immediate inspection strongly 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			
<b>Northern Ireland</b>			EU Directive 2002/91/EC

# 33 Silver Birch Courts

Shankill, Belfast, BT13 2JJ



- Modern Built Town House
- Fitted Kitchen with Dining
- Oil Fired Central Heating
- Close To The City
- 3 Bedrooms
- Bathroom in White Suite
- Pvc Eaves & Fascia
- Lounge
- uPvc Double Glazed Windows
- Courtyard Setting

## Open Entrance Porch

### Entrance Hall

Mahogany entrance door, panelled radiator, under stairs cloaks.

### Lounge

9'3" x 15'0" (2.82 x 4.58)

Hole in wall fireplace, wood laminate floor.

### Kitchen

15'10" x 9'4" (4.83 x 2.87)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, extractor fan, plumbed for washing machine, tumble dryer

space, fridge/freezer space.

Dining Area - Panelled radiator, uPvc double glazed rear door.

### First Floor

Landing

### Bathroom

White suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, double panelled radiator.

### Bedroom

13'3" x 9'4" (4.05 x 2.87)

Panelled radiator.

### Bedroom

11'0" x 6'2" (3.36 x 1.88)

Wood laminate floor, panelled radiator.

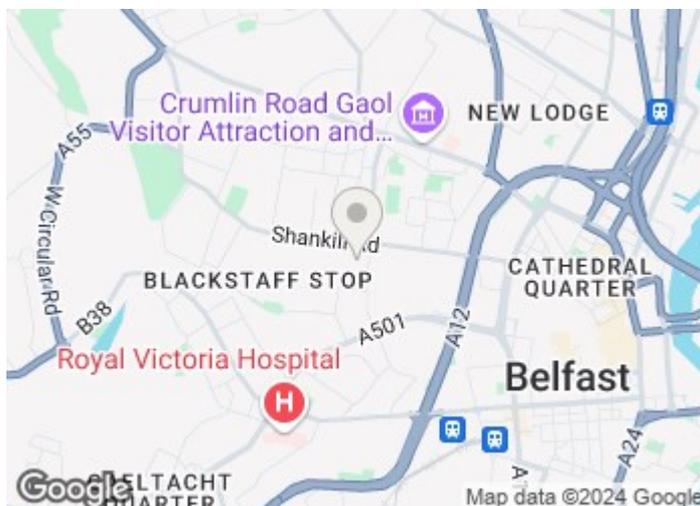
### Bedroom

6'8" x 9'9" (2.05 x 2.99)

Wood laminate floor, panelled radiator.

### Outside

Forecourt in brick paviour, rear patio garden in raised flowerbeds, oil fired central heating boiler, oil tank, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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