



58 Silverstream Park , Belfast, BT14 8GU

Offers Around £134,950

Superb Extended And Refurbished Semi Detached Family Home Holding A Prime Corner Site.

A beautifully presented and extended semi detached family home holding a prime corner site with superb garden room in this most popular and convenient location. The modernised interior comprises 3 bedrooms, lounge with wooden flooring, recently fitted contemporary kitchen, modern white bathroom suite and conservatory with Pvc double doors to access the landscaped gardens. The dwelling further offers upvc double glazed windows, extensive use of ceramic and wood laminate flooring coverings, gas central heating, floored and insulated roof space and has been beautifully presented throughout.

The prime corner site with feature decking and garden room adds the finishing touches to a home which will have immediate appeal - Early inspection highly 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		
Northern Ireland	65	65
EU Directive 2002/91/EC		

58 Silverstream Park

, Belfast, BT14 8GU



- Extended And Refurbished Semi Detached Family Home
- Modern White Bathroom Suite
- Floored & Insulated Roofspace
- 3 Bedrooms, 2 Receptions Including Conservatory
- Upvc Double Glazed Windows
- Prime Corner Site With Garden Room
- Recently Fitted Contemporary Kitchen
- Gas Fired Central Heating
- Beautifully Presented

Entrance Hall

Upvc double glazed entrance door, wooden flooring, panelled radiator.

Lounge

12'6" x 11'4" (3.83 x 3.46)

Wooden flooring, panelled radiator.

Kitchen

12'5" x 7'7" (3.79 x 2.32)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, ceramic hob, under oven, canopy extractor fan, fridge/freezer space, plumbed for washing machine, partially tiled walls, ceramic tiled floor, double panelled radiator.

Conservatory

12'11" x 11'8" (3.94 x 3.56)

Ceramic tiled floor, double panelled radiator, Pvc double doors to rear.

Bathroom

Contemporary white suite comprising shower cubicle with electric shower, pedestal wash hand basin, low flush wc, pvc panelled walls, chrome radiator.

First Floor

Landing, Access to floored and insulated roofspace via slingsby style ladder.

Bedroom

15'2" x 8'4" (4.63 x 2.55)

Double panelled radiator.

Bedroom

10'4" x 10'0" (3.15 x 3.05)

Panelled radiator.

Bedroom

9'9" x 8'3" (2.98 x 2.53)

Panelled radiator.

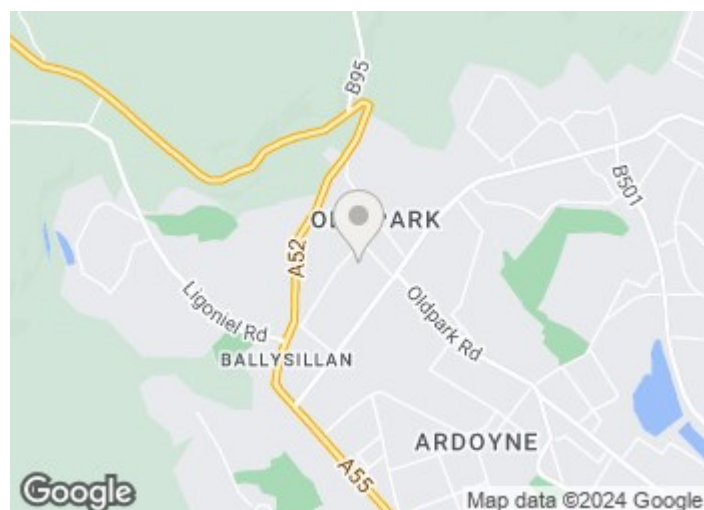
Garden Room

15'3" x 9'6" (4.65 x 2.92)

Insulated, light and power.

Outside

Hard landscaped front, rear in mature lawn, timber decking, panelled fencing, outside tap, shed with power.



Directions



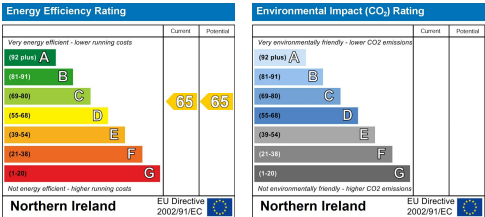
Floor Plan

58 Silverstream Park, BELFAST, BT14 8GU



Total Area: 79.7 m² ... 858 ft²
All measurements are approximate and for display purposes only

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