COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



35 Silverstream Parade, Belfast, BT14 8GR

- Semi Detached Villa
- Lounge; Focal Point Fireplace
- Deluxe Bathroom With Three Piece Suite
- Small Private Driveway
- Views Towards Belfast City Centre
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Gardens Front And Rear
- Convenient Location; Immaculately Presented

Offers Over £99,950

EPC Rating D





35 Silverstream Parade, Belfast, BT14 8GR





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

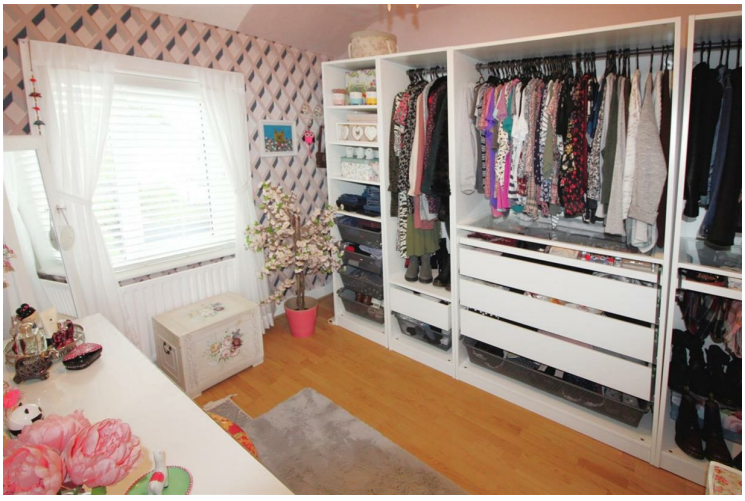
PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Access to under stair store.

LOUNGE 13'6" x 9'6"

Focal point fireplace. Wood laminate floor covering. Glass panelled door leading to:







KITCHEN THROUGH DINING ROOM 14'10" x 14'2" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Colour coded sink unit with draining bay. Integrated ceramic hob with extractor over. Integrated oven, fridge, freezer and washing machine. Gas fired central heating boiler (housed within matching unit). Glass splash back to hob area with melamine upstands to match work surface elsewhere. Wood laminate floor covering. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 9'9" x 8'6"

Wood laminate floor covering.

BEDROOM 2 9'9" x 8'4"

Wood laminate floor covering.

BEDROOM 3 6'2" x 5'11"

Wood laminate floor covering.

DELUXE BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Chrome towel radiator. Fully panelled walls. Tiled floor.

EXTERNAL

Double gates leading to small private driveway finished in concrete.
Front garden finished in decorative stone.
Views towards Belfast city centre.
Fully enclosed rear garden finished in patio areas, decorative stone and range of plants and shrubbery.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

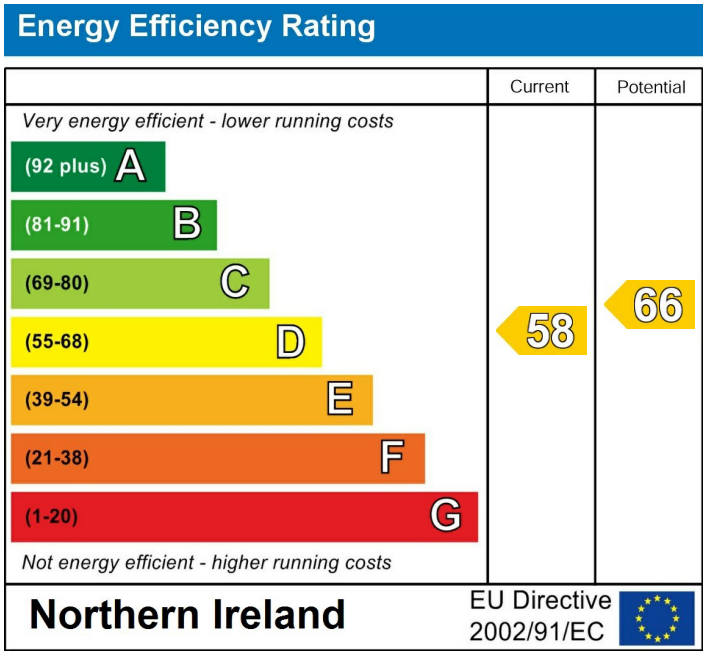






Immaculately presented, three bedroom, semi detached villa with private driveway and gardens front and rear, located within the popular and conveniently situated Silverstream Parade, Ballysillan Road, North Belfast. The property comprises entrance hall, lounge with focal point fireplace, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with white three piece suite. Externally the property enjoys double gates leading to small private driveway finished in concrete, front garden finished in decorative stone, and fully enclosed rear garden finished in patio areas, decorative stone and range of plants and shrubbery. Other attributes include gas fired central heating, PVC double glazing and views towards Belfast city centre. Ideal first time buy / buy to let investment. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE® We invest in people Gold

PRS Property Redress Scheme

Awards

Telegraph PROPERTY AWARDS 2018

Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

Proudly sponsoring

Northern Ireland Children's Hospice

WE ARE MACMILLAN. CANCER SUPPORT