



60 Silverstream Road, Belfast, BT14 8GG

- Semi Detached Home
- Lounge; Separate Dining Room
- Bathroom With Three Piece Suite
- Generous Sized Private Driveway
- Elevated Views Towards Belfast City Centre
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Low Maintenance Gardens Front & Rear
- Ideal First Time Buy / Buy To Let Investment

Offers Over £109,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front entrance door. 'Herringbone' style lino floor covering. Stairwell leading to first floor. Access to under stairs store.

LOUNGE 12'4" x 11'5"

'Herringbone' style lino floor covering. Picture window to front elevation.

DINING ROOM 10'7" x 9'4"

Wood laminate floor covering. Picture window to rear elevation.



KITCHEN 10'6" x 7'7"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen hob with extractor canopy over. Integrated under counter electric oven. Space for fridge freezer. Plumbed for automatic washing machine. 'Herringbone' style lino floor covering. PVC double glazed door leading to driveway.

FIRST FLOOR

LANDING

Access to roof space. Built in store with gas fired central heating boiler.

BEDROOM 1 11'2" x 11'1"

Wood strip effect lino floor covering.

BEDROOM 2 11'10" x 9'10" (wps)

Wood strip effect lino floor covering.

BEDROOM 3 9'3" x 8'10" (wps)

Views towards Belfast City centre.

BATHROOM

White, three piece suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and WC. Splashback tiling to bath. Lino floor covering.

EXTERNAL

Low maintenance front garden finished in stone.

Generous sized private driveway area finished in tarmac.

Low maintenance rear garden finished in tarmac, sloped lawn and paved patio area.

External lighting.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Well presented, three bedroom, two reception semi detached home with private driveway and low maintenance gardens front and rear, located within the popular and conveniently situated Silverstream area of Ballysillan, North Belfast.

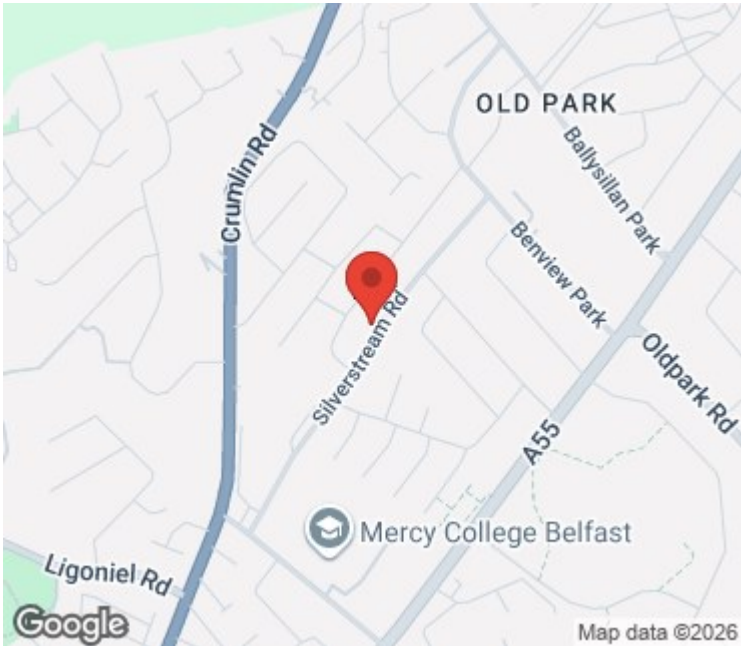
The property comprises entrance hall, lounge, separate dining room, modern fitted kitchen, three well proportioned first floor bedrooms, and bathroom with three piece suite.

Externally, the property enjoys generous sized private driveway area finished in tarmac, low maintenance front garden finished in stone, and low maintenance rear garden finished in tarmac, sloped lawn and paved patio area.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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