



58 Silverstream Park , Belfast, BT14 8GU

Offers Around £119,950

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		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		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

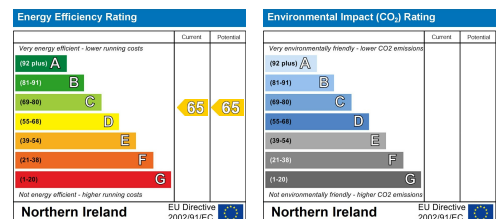
58 Silverstream Park, BELFAST, BT14 8GU



Total Area: 79.7 m² ... 858 ft²

All measurements are approximate and for display purposes only

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.



ULSTERPROPERTYSALES.CO.UK

- ANDERSONSTOWN**
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700
- BALLYNAHINCH**
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986
- CAUSEWAY COAST**
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101
- FORESTSIDE**
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929
- NEWTOWNARDS**
028 9181 1444

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
 ©Ulster Property Sales is a Registered Trademark