

## 44 Silverstream Road , Belfast, BT14 8GF

**Offers Around £71,950**

First Time Buyer or Investment Opportunity

Holding a slightly elevated site with open aspect to front this end of terrace villa offers the perfect starter home or investment opportunity. The interior comprises extended entrance porch, lounge, kitchen with dining area, 2 bedrooms and white bathroom suite. The dwelling further offers gas fired central heating, single glazed windows and has been maintained over the years but does require modernisation.

Private gardens to the rear and a most convenient location with excellent amenities all close to hand makes this an opportunity not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



# 44 Silverstream Road

, Belfast, BT14 8GF



- Superb End Of Terrace
- Bathroom In White Suite
- Requires Modernisation
- Extended Entrance Porch
- 2 Bedrooms Lounge
- Gas Fired Central Heating
- Excellent Rear Garden
- Fitted Kitchen
- Unlimited Potential
- Ever Popular Location

## Extended Entrance Hall

Mahogany entrance door, panelled radiator.

## Lounge

13'9" x 11'1" (4.20 x 3.39)

Hole in wall fireplace, panelled radiator, understairs storage.

## Kitchen

17'3" x 8'6" (5.28 x 2.60)

Single drainer stainless steel sink unit, extensive range of high and low level units, cooker space, plumbed for washing machine, under fridge/freezer space, partly tiled walls, panelled radiator.

## Covered Area

Upvc double glazed rear door.

## First Floor

Landing

## Bathroom

White suite comprising disabled shower cubicle, thermostatically controlled shower unit, vanity unit, pedestal wash hand basin, low flush wc, pvc panelled walls, panelled radiator, pvc ceiling.

## Bedroom

10'8" x 9'9" (3.26 x 2.99)

Panelled radiator.

## Bedroom

13'11" x 9'9" (4.26 x 2.99)

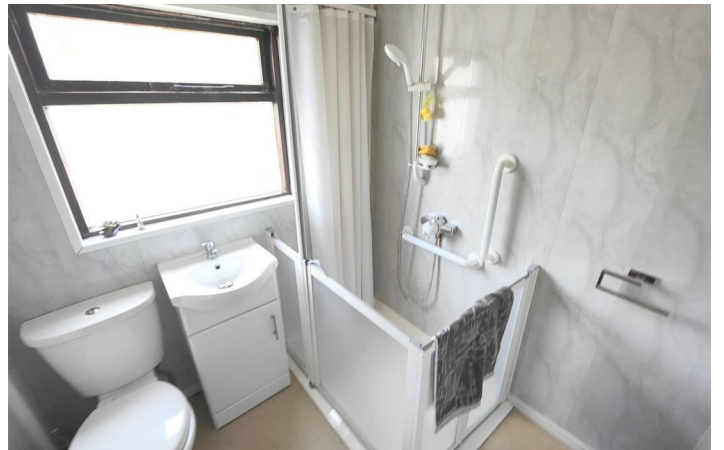
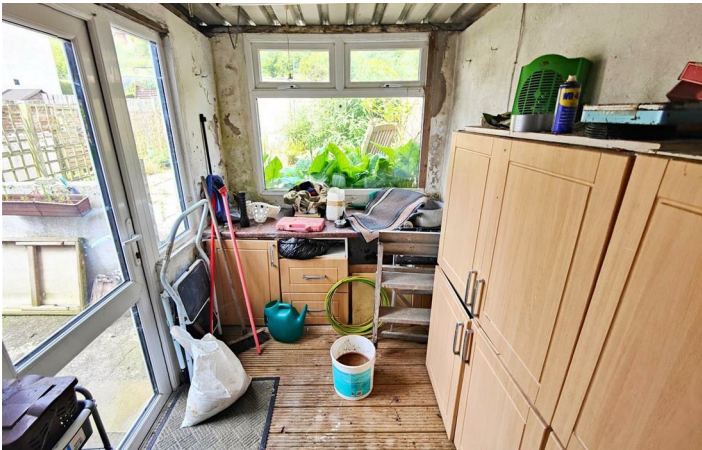
Hotpress/copper cylinder, range of built-in mirror slider robes, panelled radiator.

## Outside

Hard landscaped front, and rear gardens, garden shed, boiler house.



## Directions



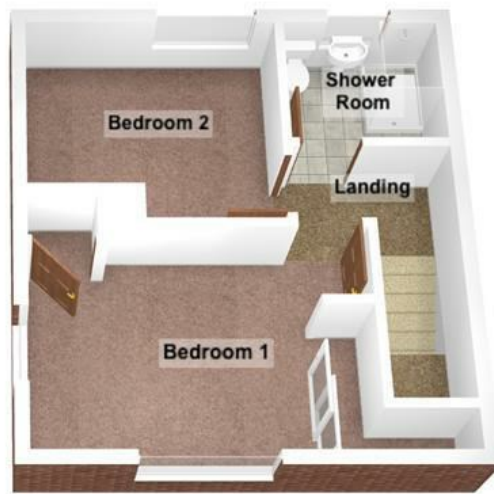


# Floor Plan

44 Silverstream Road, BELFAST, BT14 8GF



Ground Floor

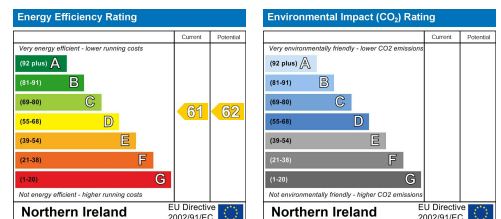


First Floor

Total Area: 65.2 m<sup>2</sup> ... 701 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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