



74 Silverstream Avenue

Belfast, BT14 8GP

Offers in excess of

£89,995



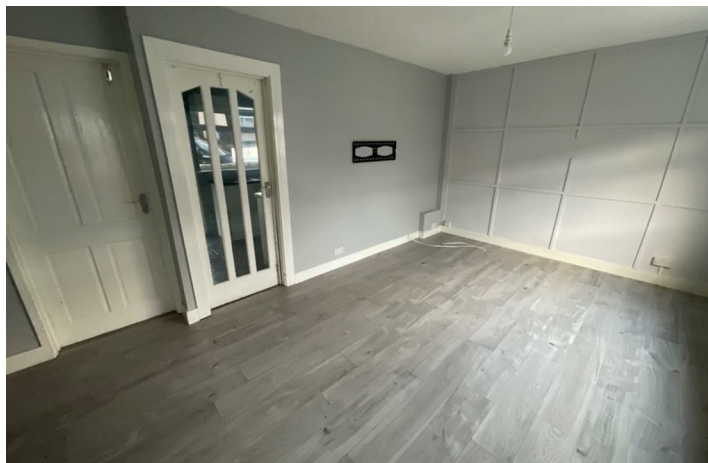
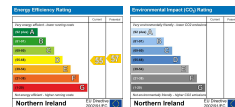
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A deceptively spacious semi-detached dwelling situated within a sought-after cul-de-sac location which is sure to appeal to first-time buyers, growing families and investors alike.

Internally the dwelling comprises of a bright reception, fitted kitchen, downstairs bathroom suite and three first floor bedrooms. Outside there is a secure driveway and enclosed front and rear gardens.

The property further benefits from gas fired central heating and full uPVC double glazing.

Silverstream Avenue is conveniently located close to many leading shops and amenities including Ballysillan Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Living Room 11'7" x 19'0" (3.54m x 5.80m)

Wood laminate flooring, double panelled radiator, enclosed electricity meter

Kitchen 7'7" x 12'6" (2.32m x 3.82m)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless

steel bowl and a half sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine, tiled flooring, panelled radiator, access to rear garden

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and free standing shower, tiled flooring and walls, PVC cladded ceiling, panelled radiator

First Floor

Landing

Access to roof space

Front Bedroom 8'4" x 15'10" (2.56m x 4.84m)

Two enclosed storage cupboards (one housing gas boiler), vinyl flooring, panelled radiator

Rear Bedroom 10'5" x 9'4" (3.18m x 2.86m)

Panelled radiator

Third Bedroom 7'3" x 9'5" (2.22m x 2.89m)

Vinyl flooring, panelled radiator

Outside

Front

Secure driveway, brick wall with wood panelled pedestrian entrance gate, paved gardens

Rear

Enclosed gardens laid out in lawn with patio area, enclosed storage shed



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.