

**simonBRIEN**  
RESIDENTIAL

71 Silverstream Road,  
Belfast, BT14 8GD



Asking Price £135,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Extended Semi Detached Property On Spacious Site
- Four Bedrooms (Master With Wet Room Off)
- Bright Living Room
- Modern Fitted Kitchen With Breakfast Area
- Bathroom In White Suite
- Double Glazed
- Oil Central Heating
- Enclosed Paved Garden To The Rear

## DESCRIPTION

A deceptively spacious and extended semi detached house in an area which is popular with families and first time buyers. The accommodation is laid out over two floors with living room, modern fitted kitchen with breakfast area, bedroom with ensuite wet room and a bathroom on the ground floor. On the first floor are three further bedrooms.

Externally it is positioned on a spacious site with paved rear garden.

All in all a home suitable for a number of differing requirements.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

PVC entrance door

#### LIVING ROOM:

15' 7" x 10' 10" (4.75m x 3.3m)



#### KITCHEN:

13' 3" x 12' 4" (4.04m x 3.76m)

Range of high and low level units. Stainless steel single drainer sink unit with mixer taps. Under bench electric oven, 4 ring hob, extractor fan, integrated fridge freezer, dishwasher, part tiled wall, tiled floor

#### OUTSIDE

To the rear is a generous paved patio area.



## BATHROOM:

White suite comprising panel bath with mixer taps. Pedestal wash hand basin. Low flush wc. Part tiled walls. Ceramic tiled floor.



## ENSUITE WET ROOM:

Shower. Low flush wc. Wash hand basin. Fully tiled walls. Ceramic tiled floor.



## BEDROOM (2):

9' 6" x 7' 1" (2.9m x 2.16m)



## BEDROOM (4):

12' 3" x 8' 11" (3.73m x 2.72m)



## BEDROOM (1):

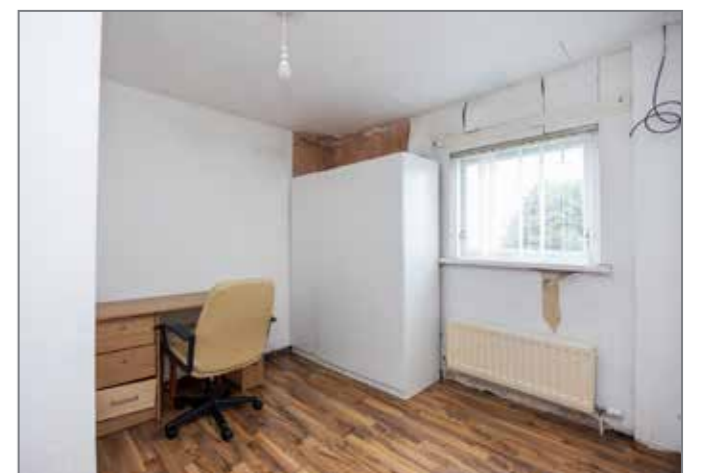
9' 4" x 7' 7" (2.84m x 2.31m)



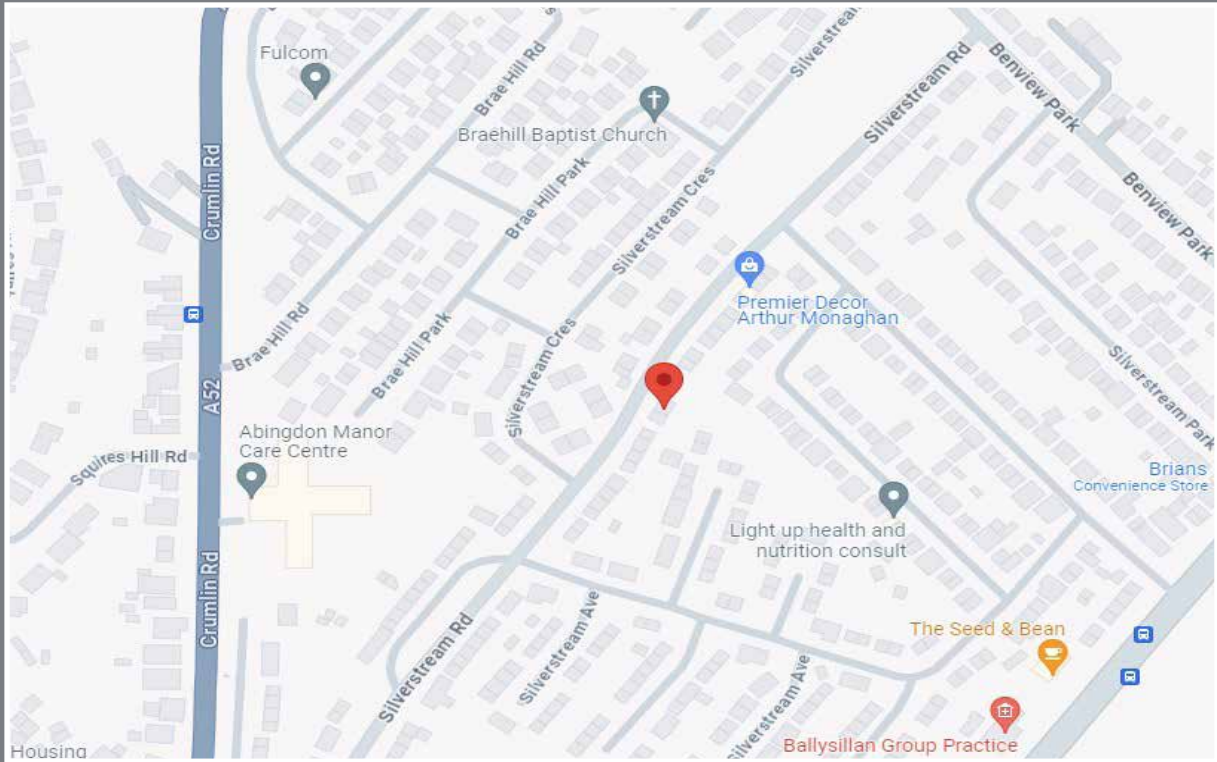
## BEDROOM (3):

15' 10" x 8' 5" (4.83m x 2.57m)

Wood laminate floor. Access to shelved hot press.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/G/24/SD



EPC REF: 0062-2991-0066-9625-7145

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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