

**79 Silverstream Road  
Belfast  
BT14 8GD**



**Offers Around £79,950**



### Key Features

- Four bedroom mid-terrace property
- Ideal investment opportunity
- Property requires updating
- Large living area
- Spacious kitchen
- Family bathroom (ground floor)
- Enclosed rear and front yard
- Oil fired central heating
- Double glazing

### Summary

79 Silverstream Road is a four bedroom mid-terraced property closely located to Ballysillan and Crumlin Road areas of North Belfast and allows easy access to all local amenities and Belfast City Centre.

This property requires updating before re-occupation but offers an excellent investment opportunity for any investor or first time buyer wanting to get on the property ladder.

The ground floor of the property benefits from a spacious living-room, kitchen and family bathroom with access to the enclosed rear yard.

The first floor offers four generous sized bedrooms.

The external areas of the property offer easy to maintain outdoor space.



**The property comprises of:**



**Living Room**

4.75m x 3.35m

**Kitchen**

3.78m x 2.33m

**Bathroom**

1.9m x 2.2m

**Understairs Storage**

1.67m x 0.99m

**Landing**

3.77m x 0.89m

**Bedroom 1 (Rear)**

2.8m x 2.3m

**Bedroom 2 (Rear)**

4.27m x 2.34m

**Bedroom 3 (Front)**

3.19m x 2.97m

**Bedroom 4 (Front)**

2.89m x 2.48m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E	47   E	
21-38	F		
1-20	G		

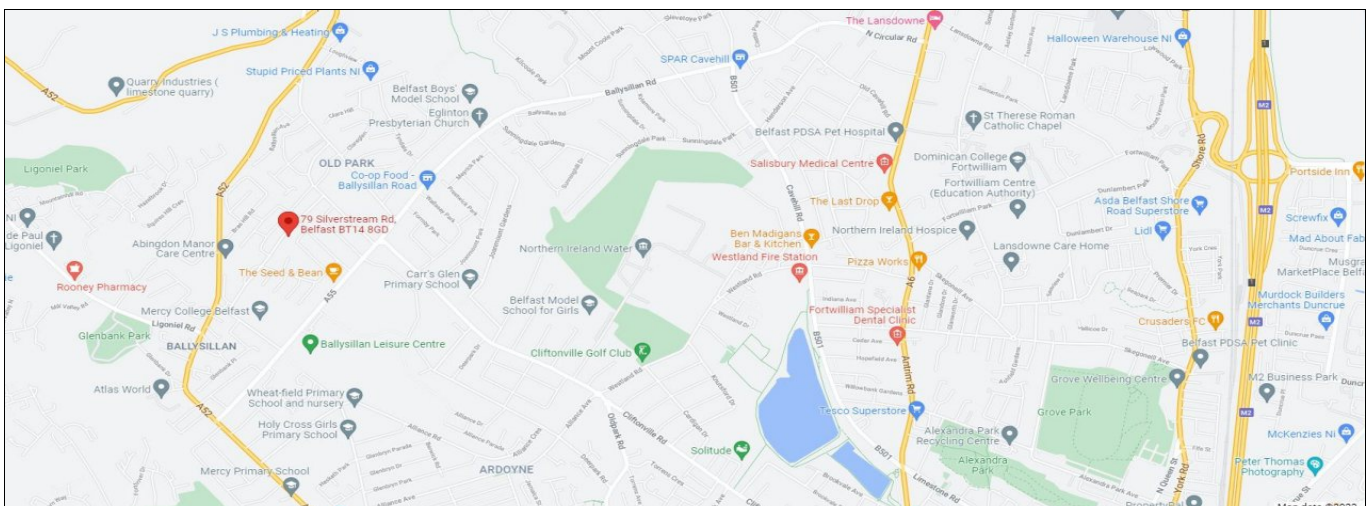


### Lettings and Block Management Department

Investa (N.I.) LLP offer an experienced and professional lettings and block management department, managing property and apartment complexes throughout Northern Ireland. For any enquires regarding lettings or block management please contact our office on 028 9752 1283.

### Financial Advice

If you are moving house or investing in property Investa (N.I.) LLP can personally introduce you to an independent financial advisor. Please contact our office on 028 9752 1283 for more information.



Investa (N.I.) LLP for themselves and for the vendors of this property LLP endeavoured to prepare these details as accurately and reliable as possible, for the guidance of intending purchasers or lessees. These particulars are given for general guidance only, and do not constitute any part of an offer or contract. The seller and us as agents do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated), and no warranty will be given as to their condition. Investa (N.I.) LLP will not be liable for any loss arising from the use of these particulars.