



15 Fairhill Park, Belfast, BT15 4FX

- Immaculate End Terrace
- Lounge
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location

- Three Bedrooms
- Kitchen Through Dining Room
- Gas Heating
- Large, Private, Mature Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £127,500

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Tiled floor. Access to shelved store. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 13'2" x 9'6"

Picture window to front elevation. Wood laminate floor covering. Open arch leading to:



KITCHEN THROUGH DINING ROOM 22'11" x 8'0"

Country style kitchen with range of low level storage units with contrasting, solid, wood block work surface. Ceramic sink. Integrated gas hob with extractor hood over. Integrated gas hob with extractor hood over. Integrated oven and fridge freezer. Plumbed for automatic washing machine. Access to shelved larder unit. Splash back tiling to walls. Tiled floor. Dining area with wood laminate floor covering and aluminium framed, double glazed, sliding patio door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space. Wood laminate floor covering.

BEDROOM 1 13'2" x 9'6"

Wood laminate floor covering.

BEDROOM 2 11'2" x 8'1" (wps)

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 9'6" x 9'4" (wps)

Wood laminate floor covering.

BATHROOM

White, two piece suite comprising panelled bath and pedestal wash hand basin. Part tiling to walls.

CLOAKROOM

With white WC.

EXTERNAL

Front garden finished in lawn.

Tiled entrance porch.

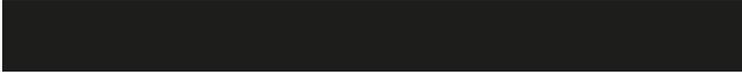
PVC soffits, fascia and rainwater goods.

Large, fully enclosed, mature, private rear garden finished in lawn, patio area and range of mature trees and shrubs.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, three bedroom, end terrace property located within the popular Fairhill Park, off Donegall Park Avenue, North Belfast. The property comprises entrance hall, lounge, kitchen through dining room, three first floor bedrooms, bathroom and separate WC. Externally the property enjoys large, private, mature garden to rear. Other attributes include gas heating and PVC double glazed windows. Ideal first time buy or buy to let investment alike. Early viewing strongly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	66	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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