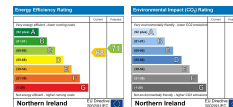




81 Fairhill Park  
Belfast, BT15 4FY

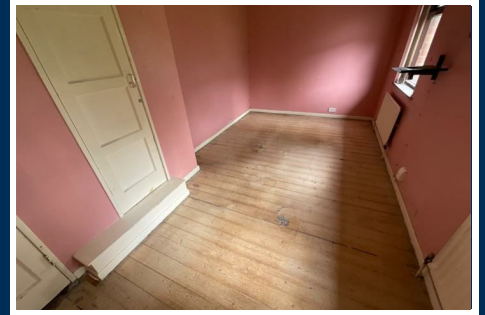
Asking price  
£85,000



# 81 Fairhill Park

, Belfast, BT15 4FY

Asking price £85,000



Rea Estates are now in receipt of an offer for the sum of £83,500 for 81 Fairhill Park, Belfast, BT15 4FY. Anyone wishing to place an offer on this property should contact Rea Estates, 15-17 Woodvale Road, Belfast, BT13 3BN, Tel: 02890 232000 before exchange of contracts.

An extended terrace property in an area of high demand which is sure to appeal to investors, first-time buyers and growing families in particular.

Internally the dwelling comprises of an entrance hall, bright reception, fitted kitchen, utility room, back hall, downstairs bathroom, first floor bathroom and three well proportioned bedrooms. Outside there is an enclosed yard to the front and an enclosed garden to the rear.

The property further benefits from gas fired central heating.

Fairhill Park is conveniently located close to many leading shops and amenities including Asda, Lidl, Dargan Crescent as well as all major road networks.

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

## Ground Floor

### Entrance Hall

Hardwood front door with smoked glass insets, double panelled radiator, stairs leading to first floor

### Living Room 17'11" x 9'10" (5.47m x 3.01m)

Dual aspect windows allowing for plenty of natural light, tiled flooring, panelled radiator

### Kitchen 11'0" x 10'2" (3.37m x 3.10m)

Under stair storage housing gas boiler, double panelled radiator, access to utility room housing electricity meter and access to front yard

### Back Hall

Access to rear garden

### Downstairs Bathroom

Three piece bathroom suite including low flush WC, pedestal wash hand basin and free standing shower, extractor fan, panelled radiator

### First Floor

### Landing

Access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath, panelled radiator

### Bedroom 1 7'5" x 16'5" (2.28m x 5.02m)

Enclosed storage cupboard, panelled radiator

### Bedroom 2 11'8" x 7'1" (3.57m x 2.18m)

Panelled radiator

### Bedroom 3 8'11" x 9'10" (2.73m x 3.02m)

Panelled radiator

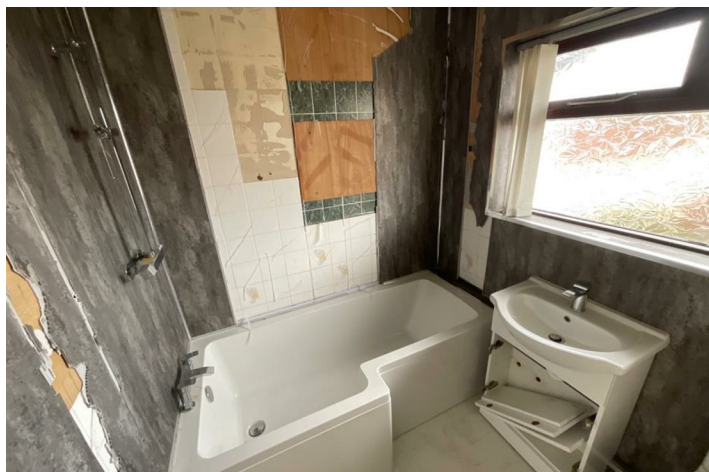
### Outside

## Front

Brick privacy wall with metal entrance gate, paved yard

## Rear

Mature garden laid out in lawn, wood panelled fencing surround



## 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.