



42 Fairhill Park, Belfast, BT15 4FY

- Mid Terrace Property
- Lounge; Open Fire
- Bathroom; White Suite
- PVC Double Glazing
- Convenient Location
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Low Maintenance Gardens
- Ideal First Time Buy / Buy To Let

Offers Over £109,950

EPC Rating E



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.  
Glass panelled doors to lounge and kitchen.

#### LOUNGE 17'11" x 9'11"

Open fire in tiled fireplace. Dual aspect windows. Tiled floor.



## **KITCHEN WITH INFORMAL DINING AREA 18'2" x 10'2" (wps)**

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Fully tiled walls. Tiled floor. External doors front and rear. Access to shelved store with gas fired central heating boiler. Access to under eaves storage.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 16'6" x 8'8" (wps)**

Range of fitted wardrobes. Access to built in wardrobe/store. Wood laminate floor covering.

### **BEDROOM 2 11'8" x 7'2"**

Wood laminate floor covering.

### **BEDROOM 3 9'11" x 9'0"**

Wood laminate floor covering.

### **FULLY TILED BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower and glass shower screen over bath. Towel radiator.

### **EXTERNAL**

Low maintenance, paved front garden.

Entrance canopy.

External lighting.

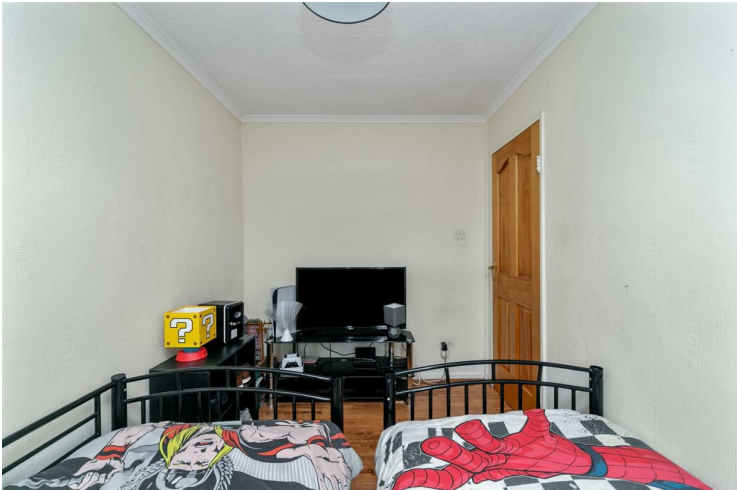
PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance, paved rear garden.

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.





**Well presented, three bedroom, terrace property located within the popular Fairhill Park, off Donegall Park Avenue, North Belfast.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, three first floor bedrooms, and bathroom.**

**Externally, the property enjoys low maintenance gardens front and rear.**

**Other attributes include gas heating and PVC double glazed windows.**

**Ideal first time buy or buy to let investment alike.**

**Sitting tenant option available.**

**Early viewing strongly recommended to avoid disappointment.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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