

6 Faburn Park , Belfast, BT14 8AJ

Asking Price £85,000

Superb Investment or First Time Buyer Opportunity.

Public Notice: 6 Faburn Park, Belfast, BT14 8AJ. We are acting in the sale of the above property and have received an offer of £105,000. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 09/12/25. Holding a prime position in this ever popular location close to the junction of the Ballysillan and Crumlin Roads this red brick terrace will have immediate appeal. The well proportioned interior comprises 3 bedrooms, lounge, fitted kitchen with dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating has an excellent EPC rating but now requires improvements to maximise potential. A private rear garden and most convenient location makes this a superb buy for the canny investor or savvy first time buyer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

6 Faburn Park

, Belfast, BT14 8AJ



- Superb Investment First Time Buyer Opportunity
- 3 Bedrooms
- Lounge
- Fitted Kitchen With Dining
- Classic White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Private Rear Gardens
- Ever Popular Location

Entrance Porch

Upvc double glazed entrance door, wood laminate floor, picture rail.

Open Entrance Hall

open plan to stair

Lounge

16'9" x 15'8" at widest (5.13 x 4.80 at widest)
Exposed timber floor, attractive fireplace, picture rail, double panelled radiators

Kitchen

15'9" x 11'1" (4.81 x 3.38)
Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and 4 ring

gas hob, fridge space, plumbed for dish washer, plumbed for washing machine, downstairs storage,

Dining Area : concealed gas boiler, partially tiled walls, pvc door to rear, double panelled radiator.

First Floor

Landing, picture rail.

Bathroom

White bathroom suite comprising panelled bath, thermostatically controlled telephone handset shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, partly tiled walls, panelled radiator.

Bedroom

9'11" x 11'1" (3.04 x 3.38)
Exposed timber floor, built-in storage, panelled radiator.

Bedroom

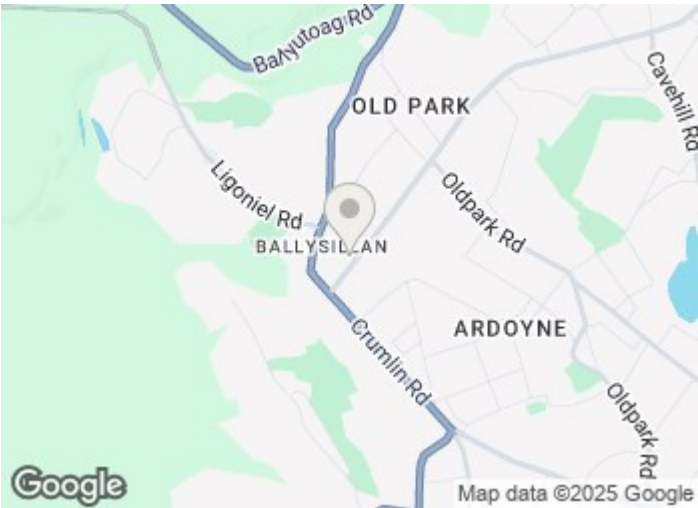
11'1" x 7'10" at widest (3.39 x 2.41 at widest)
Panelled radiator.

Bedroom

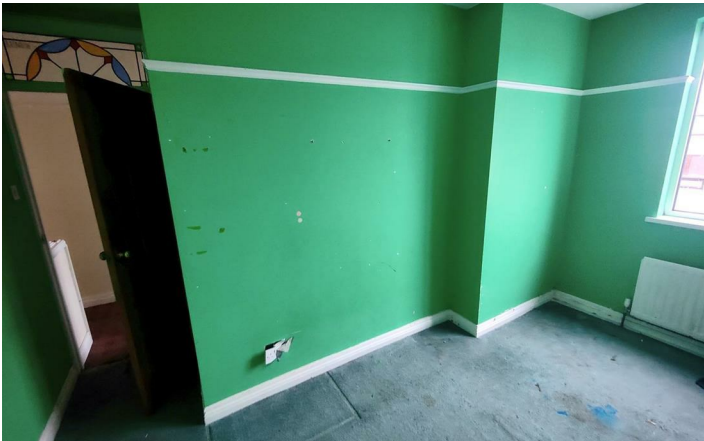
13'1" x 11'11" (4.01 x 3.65)
Picture rail, built-in storage, panelled radiator.

Outside

Hard landscaped gardens to front and over grown rear.



Directions



Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

