



## 11 Pelham Road Derry / Londonderry, BT47 6FF



Homepage estate agents are delighted to offer this stunning 3 bedroom family home in one of the City's most sought after residential areas.

This recently refurbished property comprises on the first floor of spacious entrance hall, large living room, open plan dining area with french door leading to patio, modern kitchen design with back door leading to the rear of the property.

The first floor accommodation offers three generous bedrooms with ample storage and family bathroom.

Externally this property further benefits from a private rear garden, attractively laid with flagstones, featuring flower beds, decorative walling, a raised decked seating area, detached garage, and off-street parking.

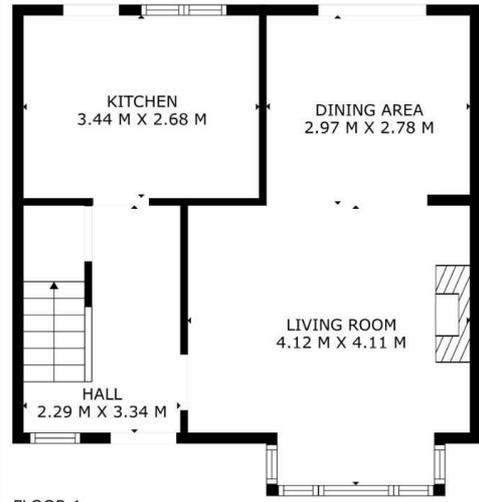
Pelham Road is easily accessible to a variety of local amenities including Crescent Link retail park and close to Altnagelvin Hospital.

Offering excellent living accommodation and outside space and finished to a high quality standard throughout, this beautiful family home will appeal to a wide range of buyers.

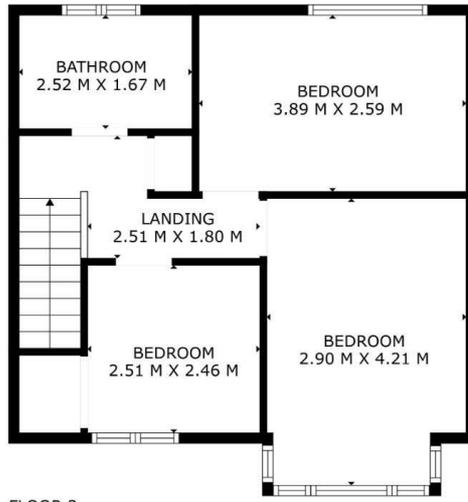
- 3 BEDROOM FAMILY HOME
- DETACHED GARAGE
- RECENTLY REFURBISHED
- STUNNING INTERNAL FINISHES
- OFCH
- BACK BOILER
- OFF STREET PARKING
- PRIVATE ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION

**Offers over £189,950**

# 11 Pelham Road



FLOOR 1



FLOOR 2



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

## 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>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

## Northern Ireland

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

## Northern Ireland

EU Directive 2002/91/EC



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.

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