



10 Deramore Drive Strathfoyle, BT47 6XL

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Located on a corner plot this very well presented 3 bedroom, 2 bathroom, 2 reception room semi-detached home benefits from private concrete driveway, detached garage and enclosed front and rear gardens.

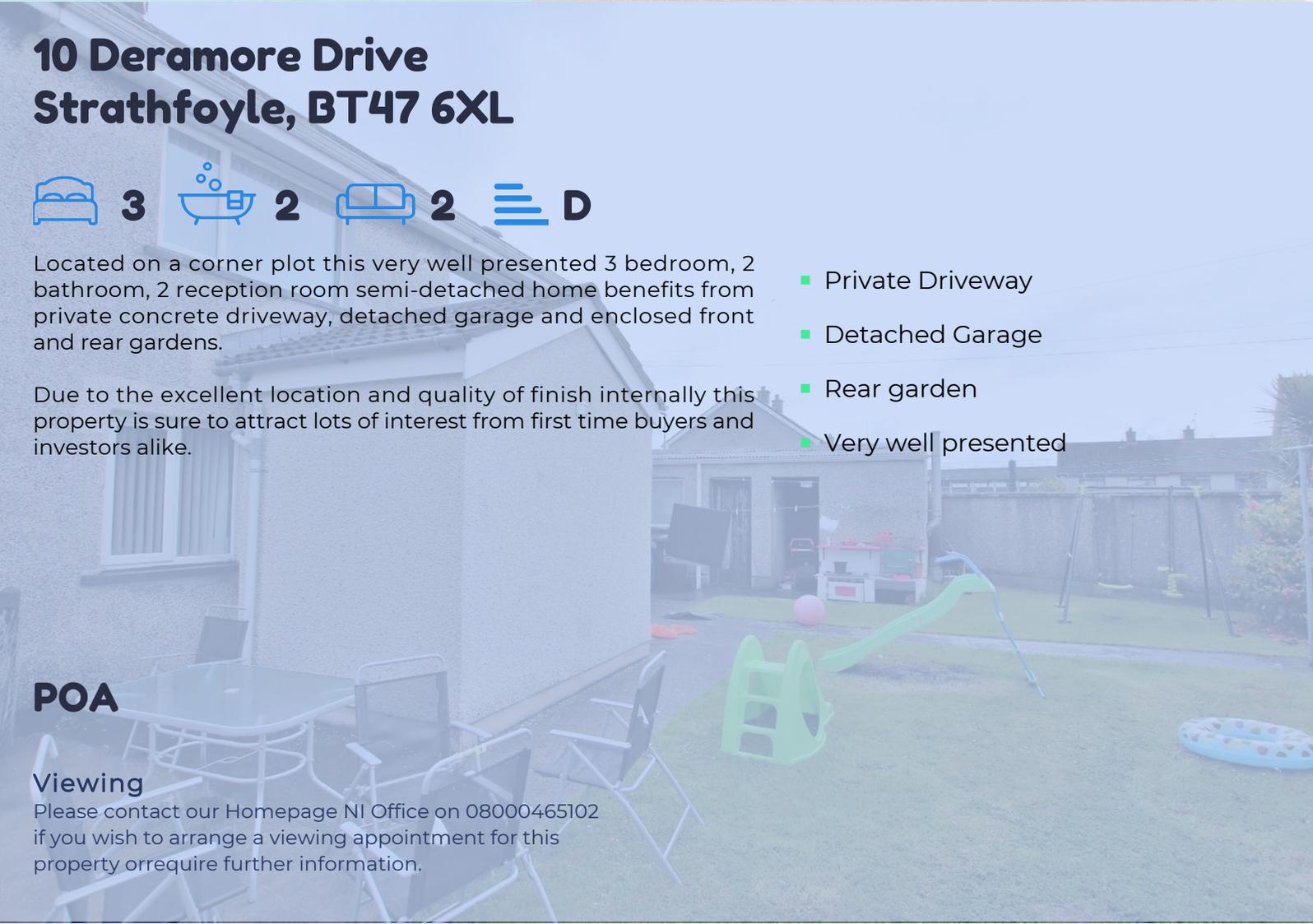
Due to the excellent location and quality of finish internally this property is sure to attract lots of interest from first time buyers and investors alike.

- Private Driveway
- Detached Garage
- Rear garden
- Very well presented

POA

Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.



Ground Floor Accommodation

Entrance Hall

Tiled floor, with cloakroom and understairs storage, stained feature glass window in PVC access entrance door.

Living Room

15'5" x 10'6" (4.72 x 3.22)

Wood effect laminate flooring, Feature shallow bay window, TV point, floating wood mantle, inglenook fireplace with electric feature wood burner inset.

Dining Room

10'2" x 9'8" (3.12 x 2.95)

Laminate grey flooring, decorative white radiator cover, open to Living room

Kitchen

11'6" x 11'10" (3.53 x 3.62)

Grey tile flooring, L shape kitchen layout with high and low level units and larder cupboard with adjoining integrated fridge/freezer. Modern grey gloss doors, white laminate worktops, and subway style tiled backsplash, 1 1/2 stainless steel sink, oven, hob and plumbed for washing machine and dishwasher.

Bathroom

7'3" x 7'10" (2.23 x 2.39)

Wetroom with tiled mosaic flooring, dark wood vanity and wash hand basin, dual head shower in wetroom, back to wall low flush toilet.

First Floor Accommodation

Accessed via carpeted landing and stairs

Bedroom 1

12'10" x 8'11" (3.93 x 2.73)

Double bedroom with carpeted flooring, built in closet and window blinds

Bedroom 2

12'6" x 10'2" (3.82 x 3.12)

Double bedroom with carpeted flooring, built in closet and window blinds

Bedroom 3

9'6" x 8'10" (2.9 x 2.7)

Bedroom with carpeted flooring, built in closet and window blinds

Bathroom

6'0" x 6'3" (1.85 x 1.91)

Tiled floor with stacked stone effect feature wall tiling, white low flush toilet and wash hand basin in combined vanity unit, chrome heated towel rail, bath with over tap mixer shower and glass panel.

Exterior

Concrete driveway with enclosed front garden in mature hedge, side garden in lawn, detached garden with wooden gate entry to rear garden which benefits from concrete footway, lawn to rear and wall enclosed on two sides with mesh fence to neighbouring property.

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		
	68	77

Northern Ireland

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

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

Northern Ireland

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