



## 3 Richmond Crescent Derry, BT48 7PQ



Homepage Estate Agents are delighted to present this beautifully maintained five bedroom townhouse, ideally located in a quiet cul-de-sac just a short walk from Derry city centre. This stunning three storey period home combines timeless charm with generous accommodation, making it an excellent choice for both owner occupiers and investors.

Built circa 1914, this elegant townhouse offers spacious and flexible living across three levels, featuring two reception rooms, a bright and functional kitchen and five bedrooms. Retaining many original features including high ceilings, decorative tiled flooring, and large bay windows, the property exudes character while offering a comfortable and practical layout.

To the rear, a private enclosed yard leads to an attached garage, offering additional storage or future conversion potential.

Tastefully renovated and upgraded in recent years, this impressive property is ideally suited as a family home or as a high yielding investment. Its central location places it within easy walking distance of shops, university campuses, gyms, schools and local amenities.

### £259,950

#### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.

- PERIOD TOWNHOUSE IN PRIME LOCATION
- FIVE BEDROOMS
- TWO RECEPTION AREAS
- THREE BATHROOMS
- OF CENTRAL HEATING AND PVC DOUBLE GLAZING
- HIGH CEILINGS AND ORIGINAL FEATURES RETAINED
- ENCLOSED REAR YARD WITH ATTACHED GARAGE
- CLOSE TO CITY CENTRE, SHOPS AND UNIVERSITY
- EXCELLENT AIRBNB OR SHORT STAY POTENTIAL
- SOUGHT AFTER LOCATION

# 3 Richmond Crescent



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			
<b>Northern Ireland</b>		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			
<b>Northern Ireland</b>		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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