



## 87 Butlers Wharf Derry / Londonderry, BT47 6SQ



Homepage are delighted to present this four bedroom family home, conveniently located within a quiet cul de sac in the sought after Butlers Wharf Development.

This beautiful detached property is presented in an exceptionally high standard throughout with a spacious entrance hall, downstairs W.C, large lounge area with wooden flooring throughout, spacious kitchen/dining area with a modern kitchen design and separate utility room on the ground floor.

The first floor comprises of four large bedrooms, all with wood flooring throughout, master ensuite and a family bathroom.

Positioned on a generous plot, this property further benefits from a large driveway to the side, and a private enclosed rear garden.

Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

### No Price

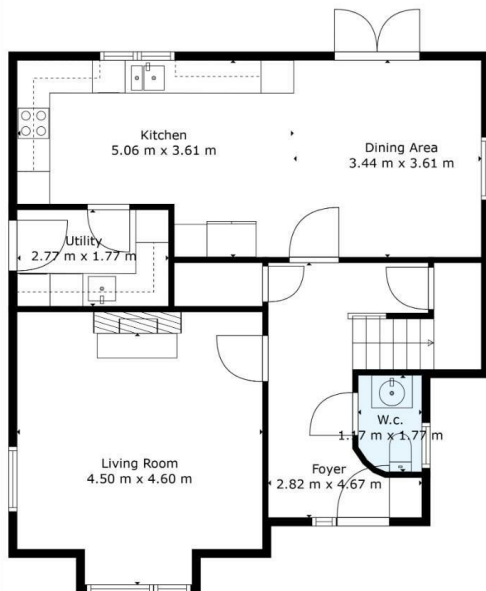
#### Viewing

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.

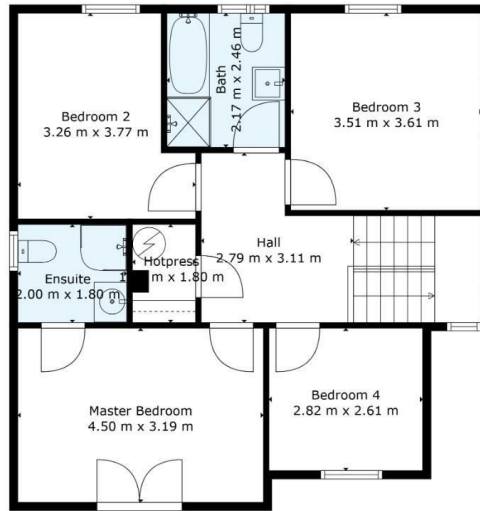
- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- OPEN PLAN KITCHEN / DINING
- SEPERATE UTILITY
- 3 BATHROOMS
- MASTER ENSUITE
- LARGE DOUBLE BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION



# 87 Butlers Wharf



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>		
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(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.

Homepage Estate Agents

Tel: 028 7187 6261 | Email: [info@homepageonline.co.uk](mailto:info@homepageonline.co.uk)

[www.clickhomepage.online](http://www.clickhomepage.online)

