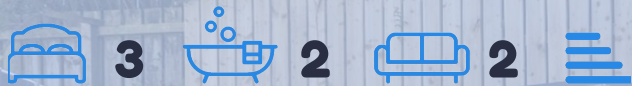




71 Briar Hill Derry, BT47 3DE



Homepage are delighted to present this stunning 3 bedroom modern family home in the popular Briar Hill development, Greysteel.

- LARGE 3 BEDROOM FAMILY HOME
- FULLY MODERNISED THROUGHOUT
- STUNNING INTERNAL FINISHES
- FEATURE MEDIA WALL WITH FIRE & TV
- NEW KITCHEN & BATHROOMS
- NEW FLOORING THROUGHOUT
- LARGE PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION

Offers over £179,950

Viewing

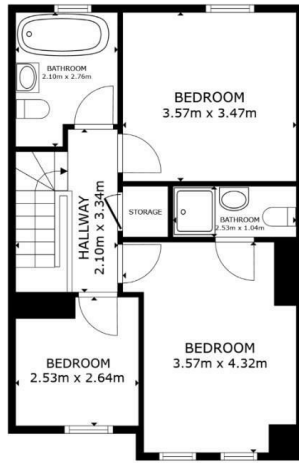
Please contact our Homepage Estate Agents Office on 028 7187 6261 if you wish to arrange a viewing appointment for this property or require further information.

71 Briar Hill GREYSTEEL



FLOOR 1

TOTAL FLOOR AREA
circa 1,240 sq ft



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

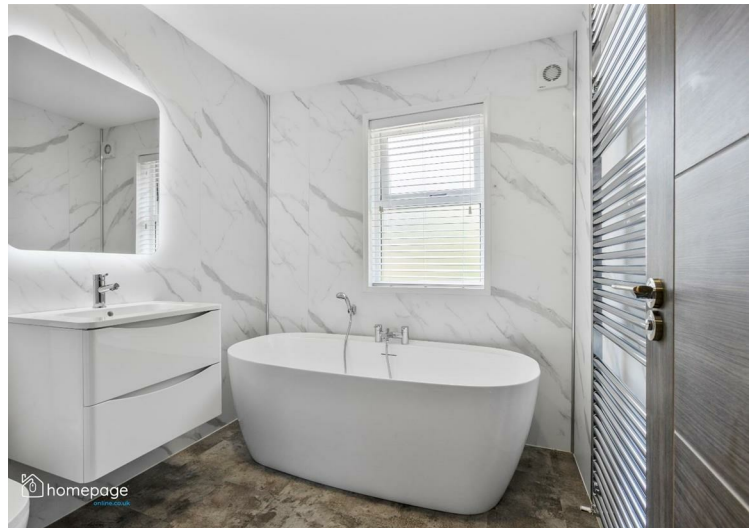
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

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 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

www.clickhomepage.online

