



38 Brook Manor Magheramason, BT47 2GD



Homepage Estate Agents are delighted to present this well proportioned four bedroom family home, offering bright and practical accommodation throughout. The property benefits from a spacious living room with open fire, along with an open plan kitchen and dining area forming the heart of the home, complemented by a separate utility room and convenient ground floor WC

The first floor comprises four well proportioned bedrooms including a master bedroom with ensuite, alongside a family bathroom, providing comfortable and flexible living space.

Externally, the property benefits from off street parking to the front and a private enclosed rear garden.

Ideally located within a popular residential development, offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

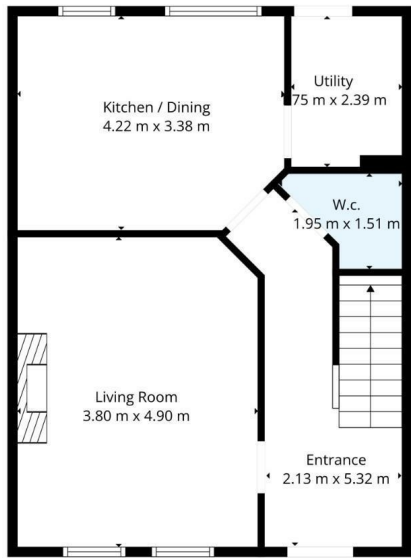
£154,950

Viewing

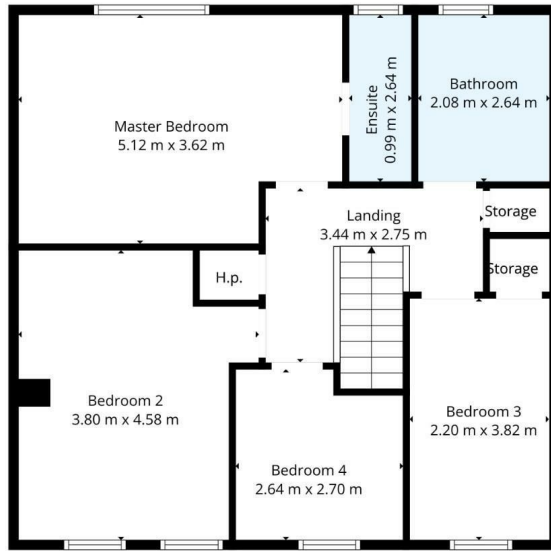
Please contact our Homepage Estate Agents Office on 028 7187 6261

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

- 4 BEDROOM FAMILY HOME
- THREE BATHROOMS INCLUDING ENSUITE
- SPACIOUS LIVING ROOM WITH OPEN FIRE
- OPEN PLAN KITCHEN DINING AREA
- SEPARATE UTILITY ROOM
- GROUND FLOOR WC
- PRIVATE ENCLOSED REAR GARDEN
- OFF STREET PARKING TO FRONT
- POPULAR RESIDENTIAL LOCATION

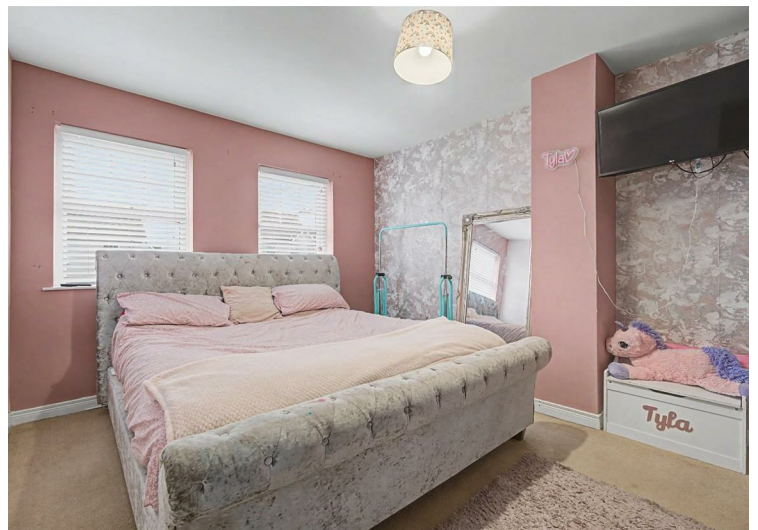
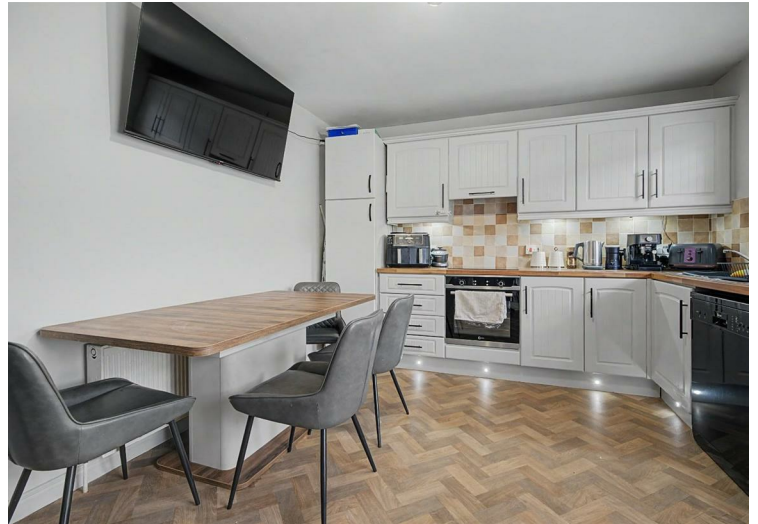


1st Floor



2nd Floor

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 (CO ₂) 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.

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