



## 5 Eastbank, Strathfoyle Derry / Londonderry, BT47 6UW



An excellent opportunity for first time buyers or buy to let investors to acquire a recently modernised 4 bedroom, 2 reception, 2 bathroom home extending to over 1,150sqft.

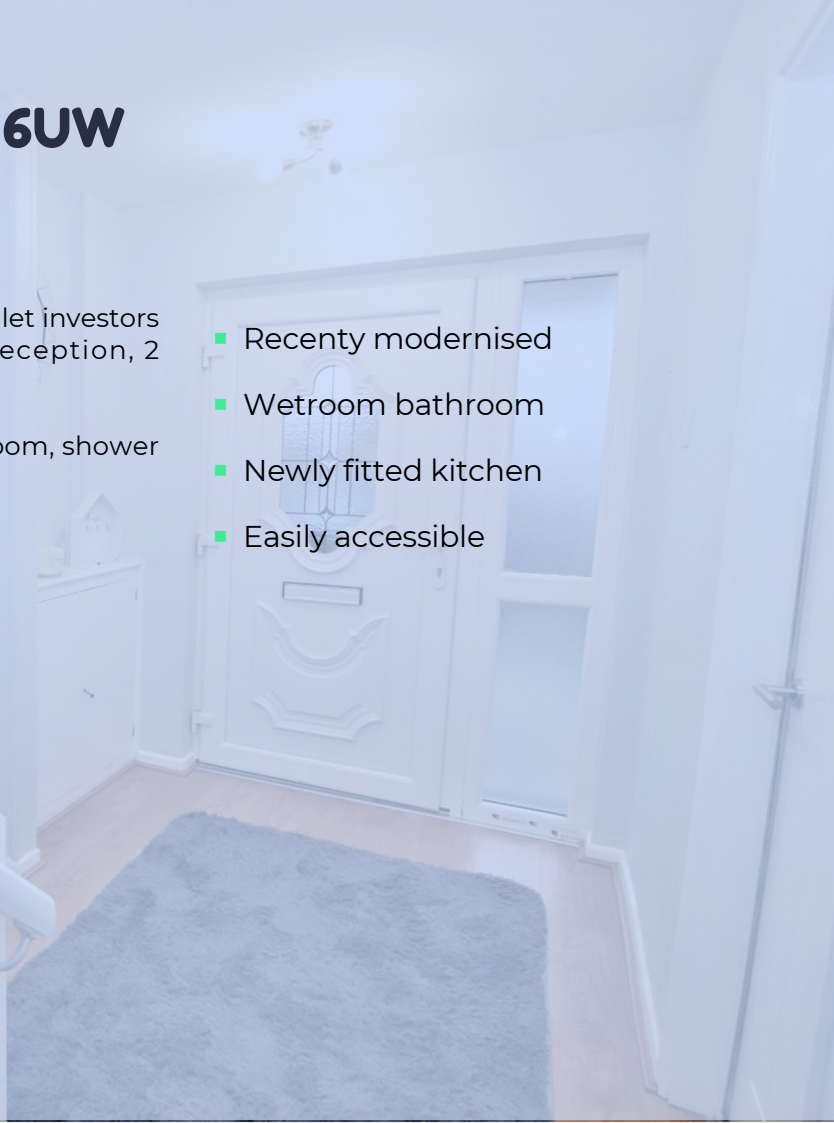
This property ideally benefits from a downstairs bedroom, shower room extension and has wheelchair access to the front.

- Recently modernised
- Wetroom bathroom
- Newly fitted kitchen
- Easily accessible



**Asking price £130,000**

### Viewing

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 



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