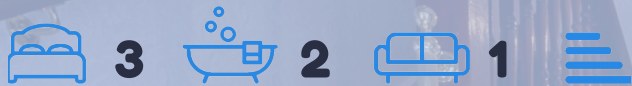




42 Rosstown Drive Derry / Londonderry, BT47 5PR



Homepage Estate Agents are delighted to offer for sale this beautifully presented 3 bedroom family home, situated in a popular residential area just off Rosstown Road.

Ideally located close to Lisnagelvin Shopping Centre, Altnagelvin Hospital, Crescent Link Retail Park, local schools, and main commuter routes to and from the city.

The property has recently been extended to include a spacious ground floor bedroom and a modern accessible shower room, offering flexibility for family living or those seeking ground floor accommodation.

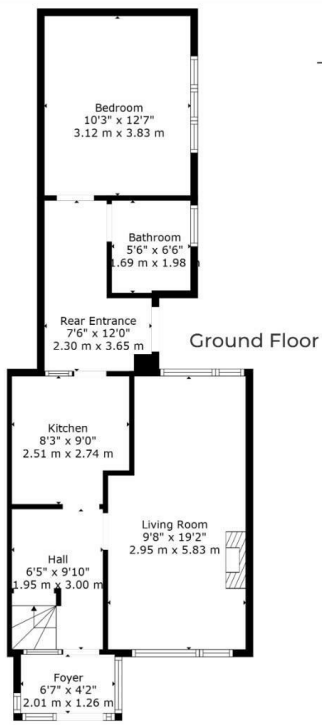
Internally, the home has also undergone modernisation, with contemporary finishes throughout

Offering convenient location, excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

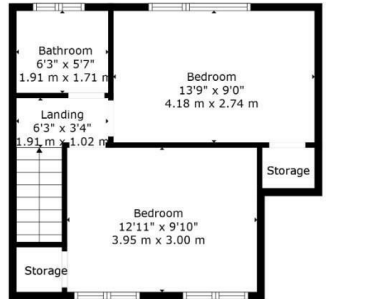
- 3 BEDROOM FAMILY HOME
- RECENTLY EXTENDED & MODERNISED
- DOWNSTAIRS BEDROOM & ACCESSIBLE SHOWER ROOM
- SPACIOUS LIVING ROOM
- MODERNISED KITCHEN WITH CONTEMPORARY FINISHES
- DOUBLE GLAZING
- OIL FIRED CENTRAL HEATING
- CONVENIENT TO ALTNAGELVIN & CRESCENT LINK
- SOUGHT AFTER LOCATION

Offers over **£144,950**

42 Rosstown Drive



Ground Floor



First Floor

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.

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