



25 Shearwater Way Londonderry, BT47 6LF



Homepage Estate Agents are delighted to offer for sale this beautifully presented four bedroom semi detached family home situated within the popular Shearwater Way development in Londonderry.

Occupying a prominent corner site, 25 Shearwater Way offers spacious and contemporary accommodation throughout and has been exceptionally well maintained by its current owners. The welcoming entrance foyer leads to a bright and spacious living room complete with feature fireplace and large bay window overlooking the front aspect.

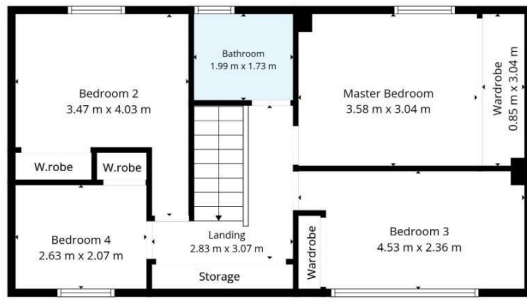
To the rear, the open plan kitchen and dining area provides an excellent everyday living and entertaining space with direct access to the rear hall, storage area and downstairs W.C. The property further benefits from contemporary finishes throughout, creating a modern and stylish feel across both floors.

Upstairs there are four well proportioned bedrooms together with a modern family bathroom and additional built-in storage. Sliderobes are fitted to all bedrooms as well as the landing, providing excellent practical storage solutions throughout the home.

Externally the property enjoys a private enclosed rear garden together with low maintenance outdoor areas. This superb home is sure to appeal to a wide range of buyers.

£169,950

- FOUR BEDROOM SEMI-DETACHED HOME
- PROMINENT CORNER SITE POSITION
- CONTEMPORARY FINISHES THROUGHOUT
- PRIVATE ENCLOSED REAR GARDEN
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- OPEN PLAN KITCHEN / DINING AREA
- SLIDEROBES TO ALL BEDROOMS AND LANDING
- MODERN FAMILY BATHROOM & GROUND FLOOR W.C.
- SOUGHT AFTER LOCATION



2nd Floor



1st 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 (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



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Homepage Estate Agents

Tel: 028 7187 6261 | Email: info@homepageonline.co.uk

www.clickhomepage.online

