



5 Butlers Wharf Derry / Londonderry, BT47 6SR



Homepage Estate Agents are delighted to present this 4 bedroom detached family home within a popular modern residential development, 5 Butlers Wharf offers generous, well appointed accommodation finished to a modern specification.

The ground floor comprises a welcoming entrance hall, a spacious living room with media wall, and a bright open plan kitchen and dining area. A convenient downstairs W.C. and a utility room with excellent storage and direct access to the rear garden complete the accommodation on this level.

Upstairs, there are four well proportioned bedrooms, including a generous master bedroom with ensuite shower room, a modern family bathroom and additional storage.

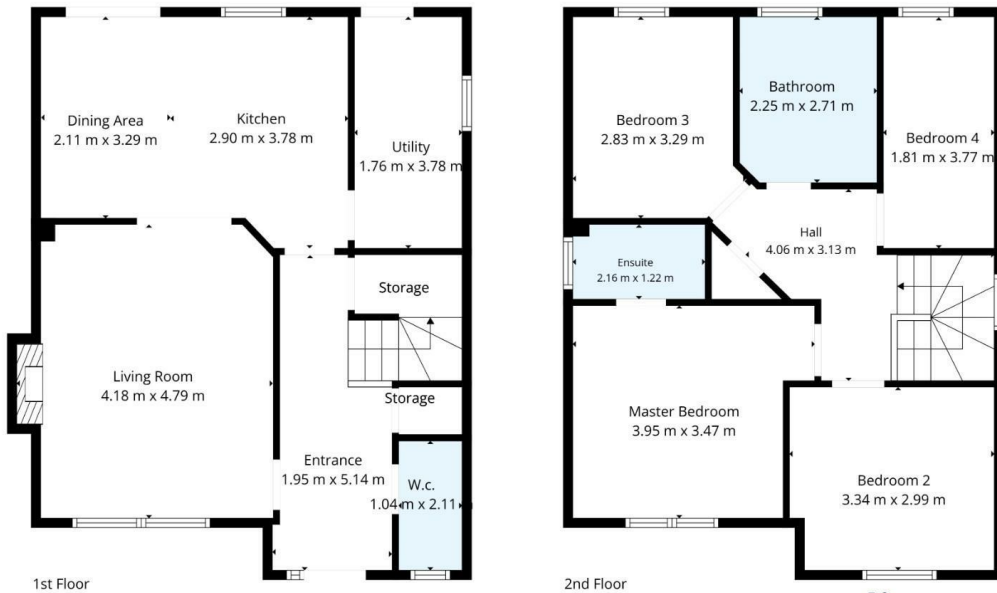
Externally, the property boasts ample off street parking, with enclosed rear garden and paved patio area.

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

- DETACHED 4 BEDROOM FAMILY HOME
- SPACIOUS LIVING ROOM WITH MEDIA WALL
- OPEN PLAN KITCHEN / DINING AREA
- MASTER BEDROOM WITH ENSUITE
- MODERN FAMILY BATHROOM
- DOWNSTAIRS W.C. & UTILITY ROOM
- AMPLE OFF STREET PARKING
- ENCLOSED REAR GARDENS
- FINISHED TO A HIGH STANDARD THROUGHOUT
- SOUGHT AFTER LOCATION

£254,950

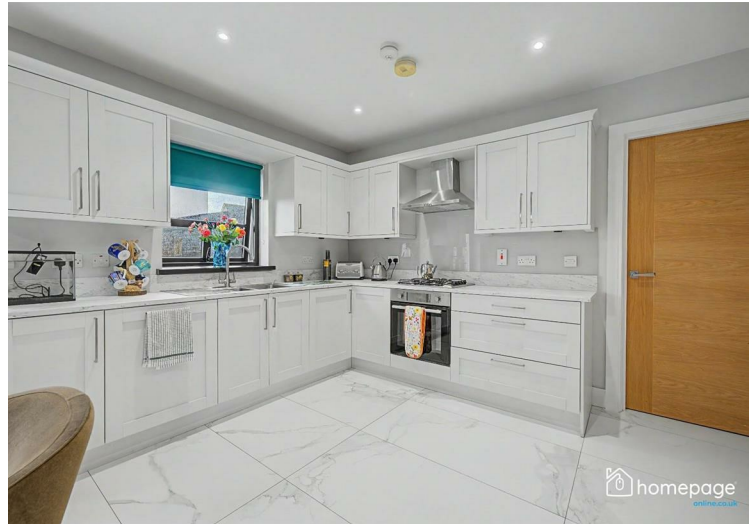
Floor Plan



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 (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	



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