



71 Briar Hill Derry, BT47 3DE



Homepage are delighted to present this stunning 3 bedroom modern family home in the popular Briar Hill development, Greysteel.

This large family home has undergone a full recent modernisation to include new kitchen, bathrooms, tiling, flooring throughout and comprises of spacious entrance hall, storage, open planning living with feature media wall and TV, modern kitchen / dining with all new appliances and large sunroom area with patio doors leading to the rear

The first floor comprises of landing with storage, there generous bedrooms with master ensuite and new family bathroom with modern full height panelling and free standing bath.

Externally this property further benefits from decorative finishes and a privately enclosed rear garden with newly landscaped lawns and new garden shed.

This home has been recently renovated and finished to a high quality standard throughout, perfect for the first time buyer, young professional and the growing family.

Offers over £179,950

Viewing

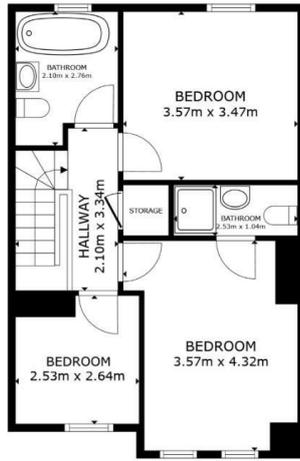
Please contact our Homepage Estate Agents Office on 028 7187 6261 if you wish to arrange a viewing appointment for this property or require further information.

- LARGE 3 BEDROOM FAMILY HOME
- CIRCA 1,240 SQ FT
- FULLY MODERNISED THROUGHOUT
- STUNNING INTERNAL FINISHES
- FEATURE MEDIA WALL WITH FIRE & TV
- NEW KITCHEN & BATHROOMS
- NEW FLOORING THROUGHOUT
- LARGE PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- **** CHECK OUT THE 3D TOUR ****

71 Briar Hill GREYSTEEL



FLOOR 1



FLOOR 2

TOTAL FLOOR AREA
circa 1,240 sq ft

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



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