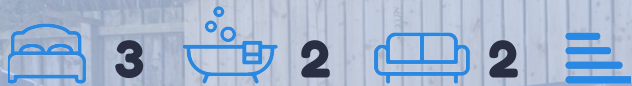




## 71 Briar Hill Derry, BT47 3DE



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

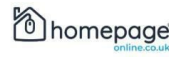
#### Viewing

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.

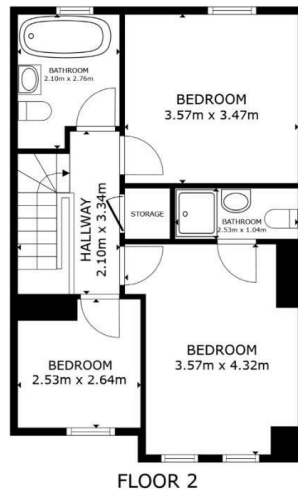
- LARGE 3 BEDROOM FAMILY HOME
- CIRCA 1,240 SQ FT
- FULLY MODERNISED THROUGHOUT
- STUNNING INTERNAL FINISHES
- FEATURE MEDIA WALL WITH FIRE & TV
- NEW KITCHEN & BATHROOMS
- NEW FLOORING THROUGHOUT
- LARGE PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION
- \*\* CHECK OUT THE 3D TOUR \*\*



# 71 Briar Hill GREYSTEEL



**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) <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>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC

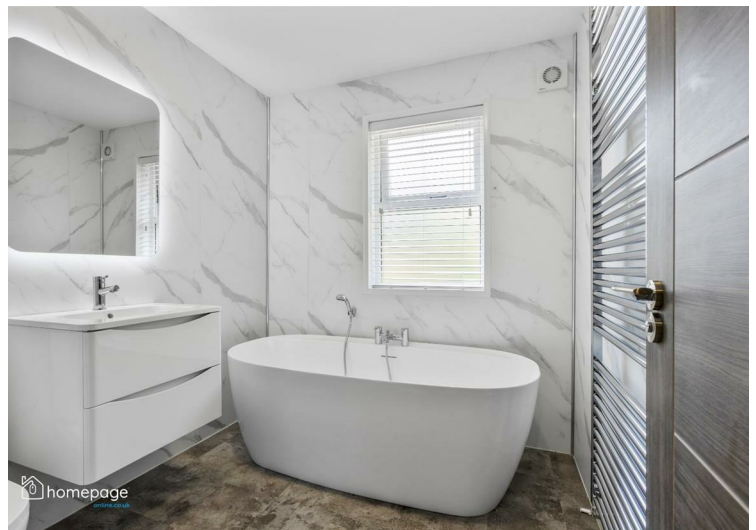


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> 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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