



## 171 Beech Hill View Derry / Londonderry, BT47 3FU



Homepage Estate Agents are delighted to welcome this very well presented 3 bedroom home in the popular Beech Hill View Development at Drumahoe.

Constructed in 2022, the property has a spacious living accommodation to include kitchen / dining area, living room, three well proportioned bedrooms with master en-suite, downstairs WC and a family bathroom.

This property benefits from an enclosed private rear garden with patio area laid out in flags and off street parking.

Offering excellent living accommodation and exceptional condition internally, this beautiful home will appeal to an abundance of families and first time buyers alike.

**Asking price £179,950**

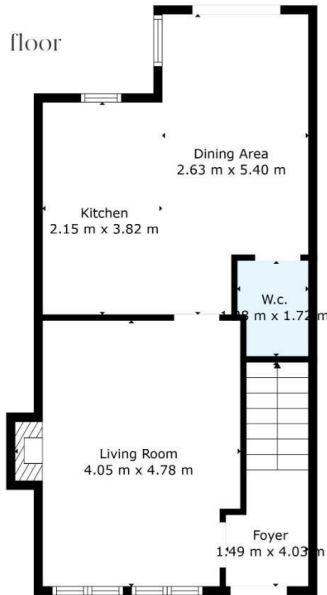
### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

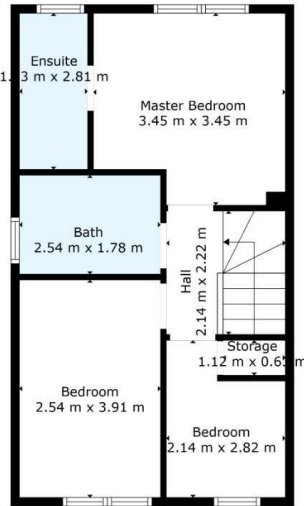
- 3 BEDROOM SEMI-DETACHED
- MASTER ENSUITE
- SPACIOUS FAMILY HOME
- DOWNSTAIRS WC
- CONTEMPORARY FINISHES THROUGHOUT
- HIGH EPC RATING
- GAS CENTRAL HEATING
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

# 171 Beech Hill View

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) <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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

## Northern Ireland

EU Directive 2002/91/EC



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