



## 22 Westway Derry, BT48 9NX



Homepage Estate Agents are delighted to welcome this very well presented 3 bedroom family home.

This home has been tastefully modernised throughout and benefits from spacious living accommodation with three well proportioned bedrooms and a family bathroom.

Due to the excellent location and condition internally this property is sure to attract lots of interest from first time buyers and investors alike.

**Asking price £154,950**

### Viewing

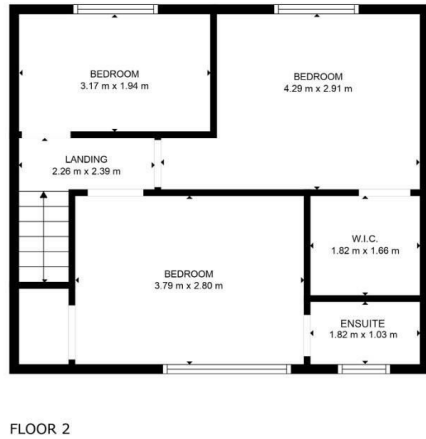
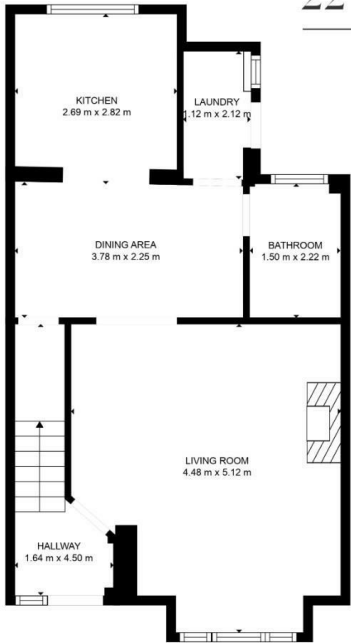
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- 3 BEDROOMS
- MASTER ENSUITE
- MODERN FINISHES THROUGHOUT
- MAINS GAS HEATING
- CONVERTED LOFT SPACE
- EXTERIOR STORAGE
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION



# 22 Westway

DERRY



FLOOR 1

FLOOR 2

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 some measurements are taken to widest point.



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

EU Directive 2002/91/EC

	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



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