



## 7 Westlake, Derry, BT47 6WE

**Asking Price £395,000**

- 5 Bedroom Detached family home
- Oil Fired central heating
- Double gates and parking.
- 4 Receptions
- PVC Through out
- Security Cameras/ Burglar Alarm
- Workshop/Office with heating
- Large garden front and rear

## Directions

## Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	63
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	