



5 Hawthorn Grove Derry / Londonderry, BT48 0GD



Homepage Estate Agents are delighted to offer this exceptional 3 bedroom semi-detached home, within the popular Hawthorn Grove development.

This modern family home is finished to an exceptional standard throughout with quality finishes and excellent workmanship, the property offers generous living and bedroom space for families to enjoy.

The property is secured by decorative wrought iron gates and railings, enclosed by mature hedgerows and fencing. This beautiful home further benefits from spacious off street parking to the front a private enclosed setting with decorative trees and shrubbery to the rear.

Due to the excellent location and quality of finish internally this property is sure to appeal to a wide range of first time buyers or investors alike.

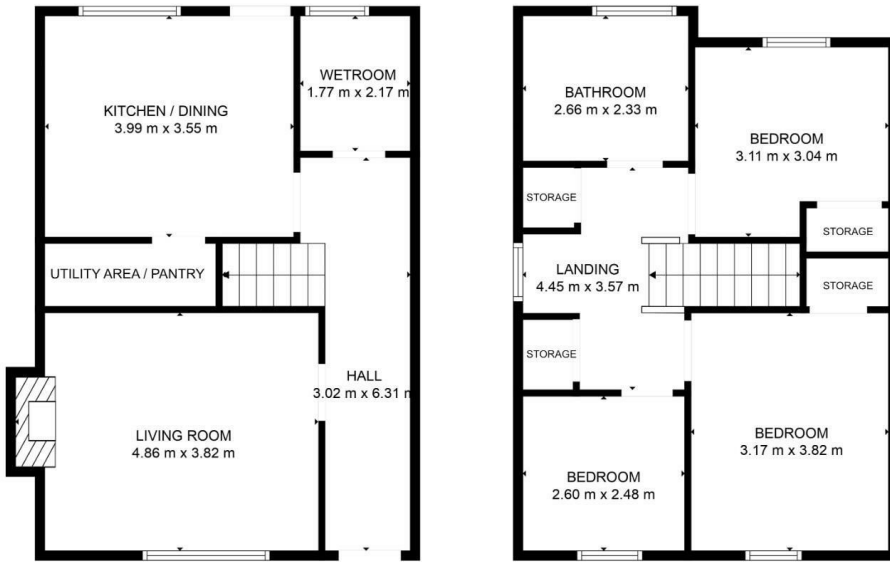
Offers over No Price

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 FAMILY HOME
- SEMI DETACHED
- RECENTLY REFURBISHED
- EXCELLENT CONDITION THROUGHOUT
- MODERN FINISHES
- DOWNSTAIRS WETROOM STYLE BATHROOM
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

5 Hawthorn Grove 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 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



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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