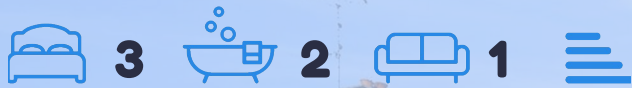




## 20 Leenan Gardens Derry, BT48 9NF



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

This home benefits from spacious living accommodation with three well proportioned bedrooms and a family bathroom.

Externally this property benefits from a front lawn and a large private enclosed rear garden.

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

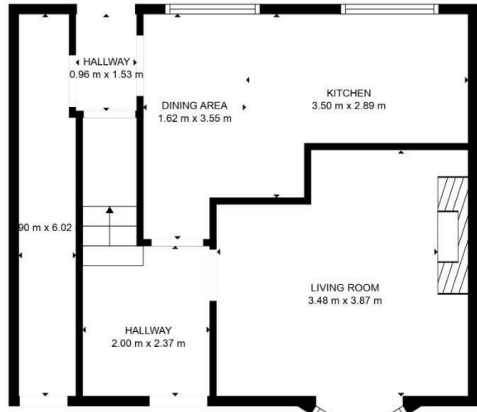
- 3 BEDROOMS
- MAINS GAS HEATING
- MID TERRACE
- ENCLOSED REAR GARDEN
- LARGE INTERNAL STORAGE AREA
- SOUGHT AFTER LOCATION

**Asking price £134,950**

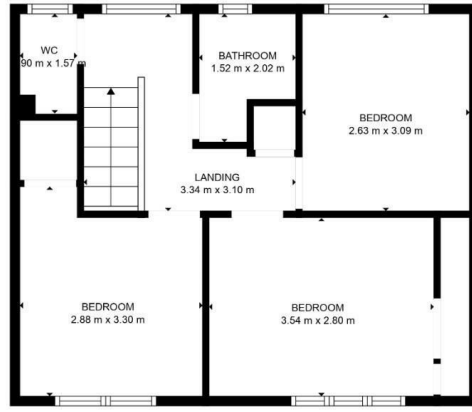
### Viewing

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

# 20 Leenan Gardens



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) <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.

Homepage Estate Agents  
 Tel: 08000465102 | Email: info@clickhomepage.online  
 www.clickhomepage.online

