



41 Sherwood Parks, Newtownabbey, BT36 5FY

- Immaculately Presented Detached Home
- Bay Fronted Lounge; Gas Fire
- Modern Fitted Kitchen
- Deluxe, Fully Tiled Bathroom
- Private Driveway; Integral Garage
- Three Well Proportioned Bedrooms
- Kitchen Through Living/Dining Room
- Utility Room; Furnished Cloakroom
- Oil Heating; Double Glazing
- Private, Fully Enclosed Rear Garden

Offers Over £265,000

EPC Rating E



41 Sherwood Parks, Newtownabbey, BT36 5FY



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with double glazed side screen. Timber flooring. Stairwell to first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Half tiling to walls. Tiled floor.

LOUNGE 17'5" x 14'9" (wps)

Bay window to front elevation. Gas fire in marble fireplace with matching hearth, granite inset and timber surround. Timber flooring.



KITCHEN THROUGH LIVING/DINING ROOM

22'0" x 10'10"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Stainless steel 1.5 bow sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, fridge and dishwasher. Twin glass fronted display cabinets. Built in wine rack. Splashback tiling to walls. Wood laminate floor covering. Aluminium framed double glazed sliding patio door to rear garden.

UTILITY ROOM 9'10" x 8'1" (wps)

Range of fitted storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer and freezer. Tiled floor. Access to store with oil fired central heating boiler. Access to integral garage. Hardwood glass panelled door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 15'8" x 10'0"

Wood laminate floor covering.

BEDROOM 2 13'8" x 9'5"

BEDROOM 3 12'4" x 8'2"

Range of fitted wardrobes and storage units. Herringbone style wood laminate floor covering.

DELUXE FULLY TILED FAMILY BATHROOM

Contemporary, white, four piece suite comprising tile encased bath, separate oversized shower enclosure, floating vanity unit and WC. Thermostat controlled main shower unit. Access to shelved hot press.

EXTERNAL

Generous sized private driveway finished in brick pavior. Front garden finished in lawn and range of plants, trees and shrubbery.

Entrance porch.

External lighting.

Fully enclosed rear garden finished in lawn, paved patio area, and rockery and range of plants, trees and shrubbery.

PVC oil storage tank.

Outside tap.

INTEGRAL GARAGE 16'0" x 10'0" (approx)

Up and over door. Separate service door to utility room. Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars,





but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Immaculately presented, three bedroom, detached home, with integral garage, situated within the well sought after Sherwood Parks development, Ballyhenry Road, Glengormley, Newtownabbey.

The property comprises entrance hall, furnished cloakroom, bay fronted lounge with gas fire, kitchen through living/dining room, modern fitted kitchen, utility room, three well-proportioned bedrooms, and deluxe, fully tiled, family bathroom.

Externally, the property enjoys generous sized private driveway, finished in brick pavior, integral garage, and gardens front and rear, finished mainly in lawn, paved patio area, and range of plants, trees and shrubbery.

Other attributes include oil heating, double glazing, and convenient location.

Early viewing highly recommended to avoid disappointment.

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	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

INVESTORS IN PEOPLE®
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019
Finalist

TheNegotiator Awards 2019
REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND
GOLD

WE ARE MACMILLAN. CANCER SUPPORT