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21 Sherwood Avenue, Newtownabbey, BT36 5GF

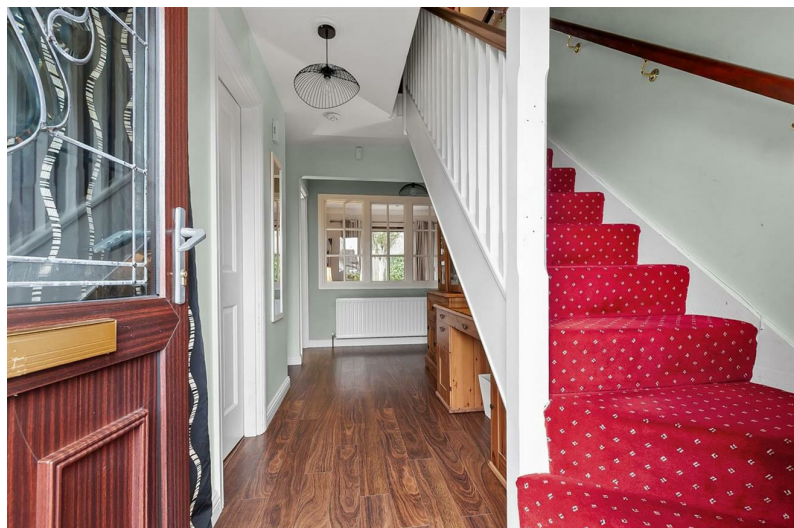
- Family Sized Detached Home
- 5 Bed; 2 Rec / 4 Bed; 3 Rec
- Bathroom; Separate Shower Room
- Generous Sized Private Driveway
- Mature Gardens
- Adaptable Accommodation
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Integral Garage; Floored Roof Space
- Convenient, Well Sought After Location

Offers Over £295,000

EPC Rating D



Illustration for illustrative purposes only and is not to scale



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Wood laminate floor covering bar entrance area. Built in store/cloakroom with mirror, panelled sliding doors. Glass feature wall to dining room.

LOUNGE 15'7" x 12'8"

Open fire in cast iron fireplace with granite hearth and timber surround. Wood laminate floor covering. Picture window to side elevation. PVC double glazed French doors leading to rear garden.

FAMILY ROOM / BEDROOM 12'7" x 9'9"

Feature window to front elevation. Wood laminate floor covering.

DINING ROOM 9'7" x 9'4"

Wood laminate floor covering. Aluminium, framed, double glazed sliding patio door to rear garden. Open arch leading to:

KITCHEN 12'7" x 8'8"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Matching island unit. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Splashback tiling to walls. Wood laminate floor covering. Access to integral garage.



BEDROOM 4 12'10" x 11'10"

Picture window to front elevation. Wood laminate floor covering.

BATHROOM

Contemporary, white three piece suite comprising panelled bath. pedestal wash hand basin and WC. Electric shower and curved glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to walk in store and roof space.

BEDROOM 1 11'11" x 9'10" (wps)

Dual aspect windows. Access to under eaves storage.

BEDROOM 2 16'4" x 9'9" (wps)

Dual aspect windows. Fitted wardrobes in mirror panelled sliding doors. Exposed tongue and groove timber flooring.

BEDROOM 3 9'2" x 8'7"

Exposed tongue and groove timber flooring.

SHOWER ROOM

Contemporary, white four piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin, WC and bidet. Power shower unit. Twin chrome towel radiators. Half tiling to walls. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front and side gardens finished in lawn and range of mature plants, trees and shrubbery.

External lighting.

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

Outside tap.

PVC oil storage tank.

INTEGRAL GARAGE 22'6" x 10'3"

Up and over door. Separate service door to kitchen. PVC double glazed door leading to rear garden. Power, light and plumbed for automatic washing machine. Oil fired central heating boiler. Fixed stairwell leading to floored roof space area.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



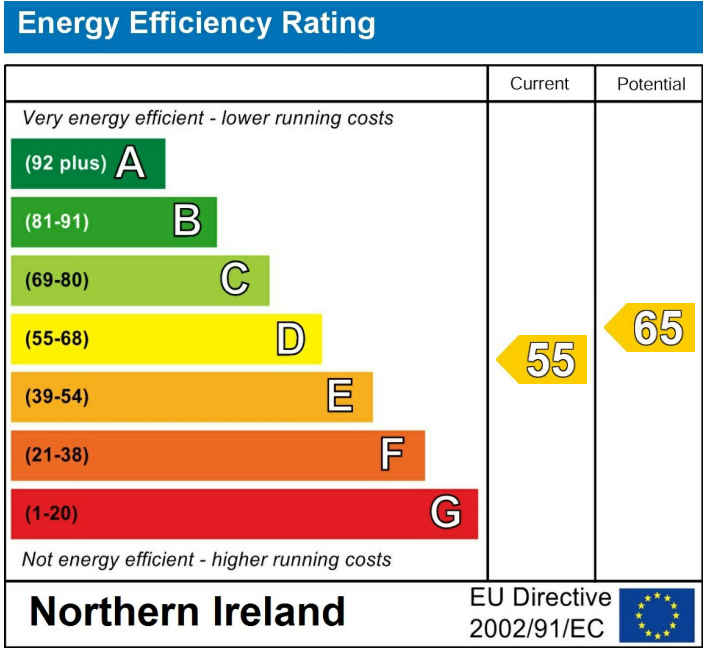
Well presented, family sized detached home with integral garage, occupying a cul-de-sac position within the popular Sherwood development, Ballyhenry Road, Glengormley, Newtownabbey.

The property offers adaptable accommodation and comprises entrance hall, lounge, family room/bedroom 5, dining room, kitchen, four further bedrooms, bathroom, and separate shower room.

Externally, the property enjoys generous sized private driveway, integral garage with floored roof space, and mature gardens front and rear.

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

Early interest recommended.



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




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