



## 5 Sherwood Avenue

Newtownabbey, BT36 5GF

Offers Around £309,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Wood laminate floor covering.

#### LOUNGE

12'9 x 11'10 (3.89m x 3.61m)

Wood laminate floor covering.

#### OPEN PLAN KITCHEN & DINING AREA

18'3 x 12'7 (5.56m x 3.84m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting work surfaces. Integrated eye level grill and oven, dishwasher, low level fridge and 4 ring electric hob with stainless steel extractor fan over. 1.5 bowl composite sink unit. Aluminium double glazed sliding patio doors. Part tiled walls.

#### FAMILY ROOM

15'10 x 12'8 (4.83m x 3.86m)

widest points. Focal point fireplace with timber surround and granite hearth. Double glazed French doors to conservatory.

#### CONSERVATORY

12'11 x 12'8 (3.94m x 3.86m)

PVC double glazed service door to garden with PVC double glazed frames. Power, light and heating. Tiled floor.

#### UTILITY ROOM

9'9 x 6'3 (2.97m x 1.91m)

Space for washing machine and tumble dryer. Worcester gas fired central heating boiler. Hardwood double glazed rear door. Service door to home office/store.

#### HOME OFFICE/STORE

10'5 x 9'9 (3.18m x 2.97m)

Power & light. (partitioned within original garage, easily transformed back if required).

#### BEDROOM 3

12'9 x 9'11 (3.89m x 3.02m)

Wood laminate floor covering.

#### SHOWER ROOM

Modern fitted three piece suite comprising shower cubicle with mains shower and drench shower head over, floating vanity unit and WC. Towel rail. Fully panelled walls to shower, part tiled walls and tiled floor.

### FIRST FLOOR

#### LANDING

Access to walk-in store.

#### BEDROOM 1

17'11 x 12'0 (5.46m x 3.66m)

Wood laminate floor covering. Eaves storage. Dual aspect windows.

#### BEDROOM 2

13'11 x 10'0 (4.24m x 3.05m)

Wood laminate floor covering. Wall to wall fitted wardrobes in mirrored sliding doors.

#### BEDROOM 4

8'11 x 8'4 (2.72m x 2.54m)

#### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Secluded rear garden in lawn with array of mature trees and twin patio areas.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.

Tel: 02825655733







Road Map



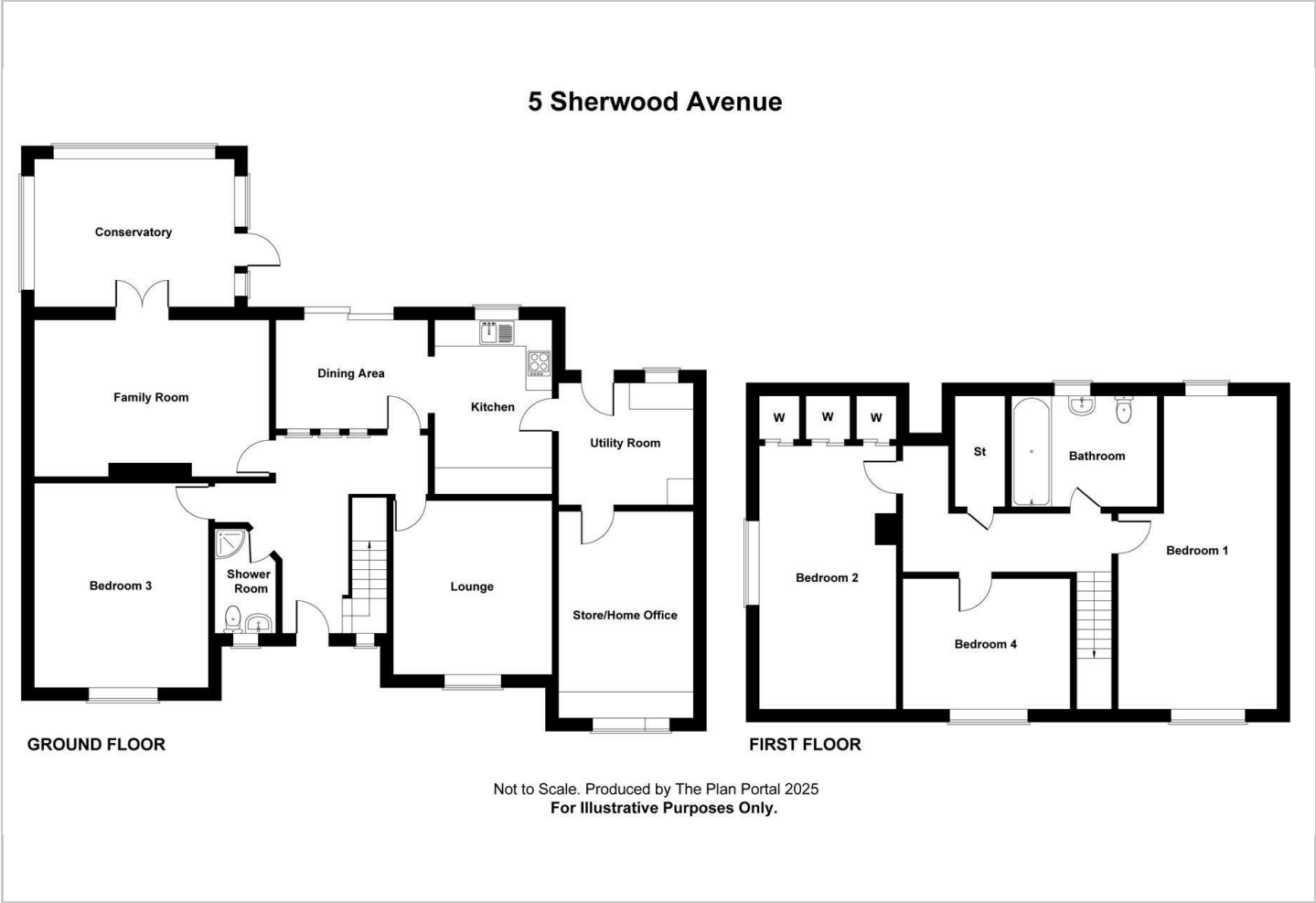
Hybrid Map



Terrain Map



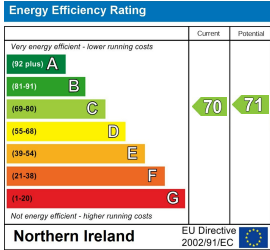
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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