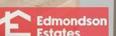




62 Sherwood Avenue

Newtownabbey, BT36 5GF

Offers Around £274,950



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

18'5 x 12'6 (5.61m x 3.81m)

Focal point open fire with timber surround on marble hearth. Wood laminate floor covering.

DINING ROOM

12'3 x 9'9 (3.73m x 2.97m)

Wood laminate floor covering.

FAMILY ROOM

13'4 x 10'8 (4.06m x 3.25m)

Wood laminate floor covering. PVC double glazed sliding patio door to rear garden.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC.

KITCHEN WITH INFORMAL DINING AREA

15'9 x 10'8 (4.80m x 3.25m)

Modern fitted kitchen with high and low level storage units and work surfaces. Composite 1.5 bowl sink unit. Integrated appliances to include oven and 4 ring electric hob with extractor fan over. Space for fridge freezer. Part tiled walls and tiled floor.

UTILITY ROOM

9'9 x 5'4 (2.97m x 1.63m)

High and low level storage units and work surfaces. Space and plumbing for low level appliances. Hardwood double glazed side door. Internal door to integrated garage.

INTEGRAL GARAGE

20'4 x 9'9 (6.20m x 2.97m)

Up and over door. Oil fired central heating boiler (pressurised system). Power and light.

FIRST FLOOR

LANDING

Access to partially floored roof space and hot press.

PRINCIPAL BEDROOM

13'4 x 12'2 (4.06m x 3.71m)

Wood laminate floor covering. Eaves storage.

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Fully tiled walls to shower.

BEDROOM 2

12'6 x 12'3 (3.81m x 3.73m)

Wood laminate floor covering.

BEDROOM 3

13'4 x 11'0 (4.06m x 3.35m)

Wood laminate floor covering. Velux window

BEDROOM 4

14'2 x 8'9 (4.32m x 2.67m)

Wood laminate floor covering. Velux window.

DELUXE FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls and tiled floor. Velux window.

EXTERNAL

Front garden in lawn.

Private driveway in decorative stone.

Generous rear garden in lawn with paved patio area.
Countryside views to the rear.
Outside tap and lighting.



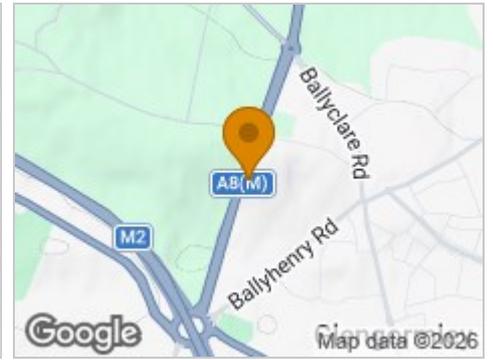
Road Map



Hybrid Map



Terrain Map



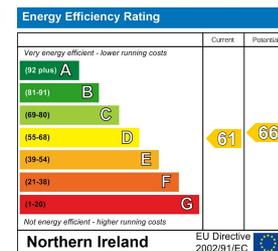
Floor Plan



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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