



60 Sherwood Avenue, Newtownabbey, BT36 5GF

Offers Over £279,950

- Detached villa in a quiet residential cul de sac
- 3 Separate reception rooms
- Family Bathroom with separate shower cubicle
- Double glazing
- Integral garage
- 4 Bedrooms (master with ensuite bathroom & dressing room)
- Fitted kitchen/ Utility room
- Ground floor W/C
- Gas fired central heating
- Garden to rear in lawn and paving

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Nestled within a cul-de-sac in a highly regarded residential area, this spacious and versatile detached villa offers the perfect setting for modern family living. Boasting four well-proportioned bedrooms, the home is thoughtfully laid out to accommodate both everyday comfort and entertaining. The master bedroom features a luxurious en-suite bathroom and an impressive dressing room, creating a true retreat for homeowners. Three separate reception rooms provide flexible living space—ideal for formal entertaining, a family TV lounge, or a home office setup. Outside, the property is complemented by gardens to the front and rear, perfect for children, pets, or al fresco dining. An integral garage and driveway add further convenience. Situated in a cul-de-sac within one of the area's most desirable neighbourhoods, this property combines generous internal space within a family-friendly setting—making it an excellent family home. Early viewing is highly recommended.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

uPVC front door, downlighters, laminate wood flooring

CLOAKS

Low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring

LOUNGE

17'10" x 12'2"

Cast iron fireplace with open fire, tiled hearth, laminate wood flooring, cornicing

FAMILY ROOM

12'1" x 9'9"

Laminate wood flooring

DRAWING ROOM

13'2" x 10'8"

Laminate wood flooring, downlighters, double glazed french doors to rear

KITCHEN

15'7" x 10'8"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with vegetable sink, built in stainless steel oven and hob, stainless steel extractor fan and canopy, stainless steel splashback, glazed display units, plate rack, wine rack, wall tiling, laminate wood flooring, plumbed for dishwasher

UTILITY ROOM

9'9" x 5'4"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine

FIRST FLOOR

LANDING

Shelved linen cupboard, access to roofspace

BEDROOM (1)

12'4" x 12'1"

Into dormer, laminate wood flooring

DRESSING ROOM

9'9" x 7'4"

Velux, including range of built in mirror slide robes

ENSUITE BATHROOM

Corner bath, glazed shower cubicle with feature shower, vanity unit sink, wall tiling, Velux window

BEDROOM (2)

14'6" x 8'9"

At skirting board level, Velux window

BEDROOM (3)

14'5" x 10'0"

At skirting board level, laminate wood flooring, Velux window

BEDROOM (4)

13'2" x 12'1"

Into dormer, laminate wood flooring

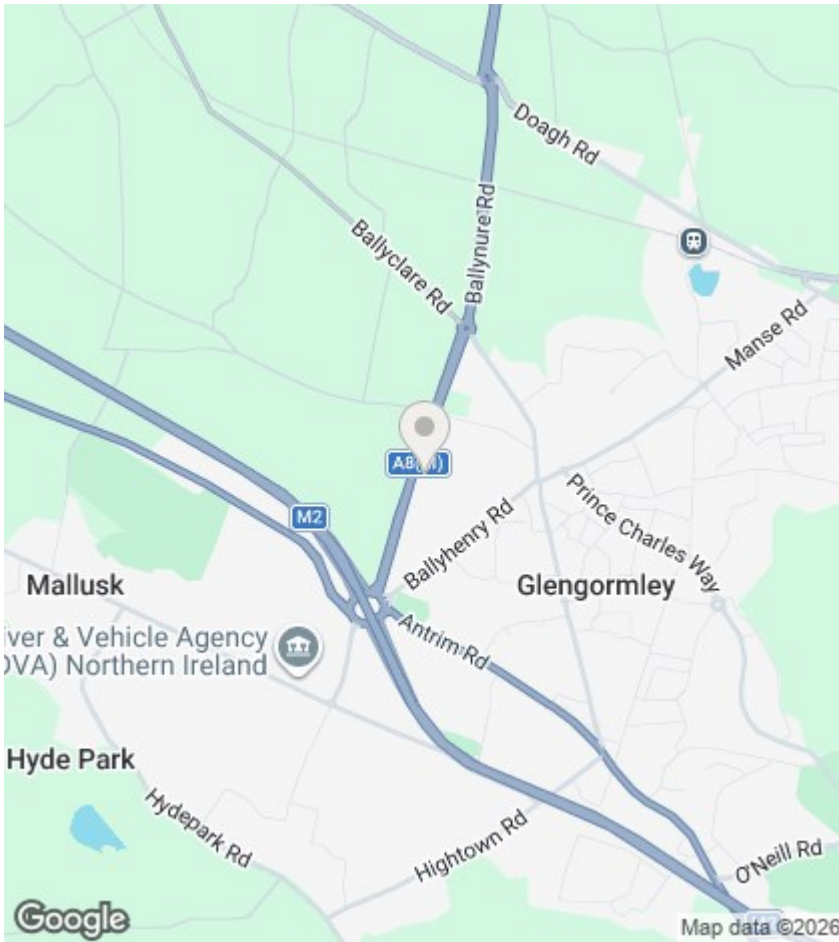
BATHROOM

White suite comprising corner bath, pedestal wash hand basin, low flush W/C, glazed shower cubicle with feature rain shower and handheld shower, wall tiling, polished porcelain tiled flooring, downlighters, extractor fan

OUTSIDE

INTREGAL GARAGE

19'8" x 9'9"



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	