



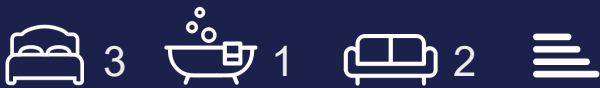
8 Sherwood Avenue, Newtownabbey, BT36 5GF

Offers Over £269,950

- Detached villa in popular residential location of Glengormley
- Sunroom
- 3 Bedrooms
- Double glazing in uPVC frames
- Garage (23'3" X 9'3") with utility area
- 2 Reception rooms
- Modern fitted kitchen
- Bathroom with white suite
- Gas fired central heating
- Meticulously presented throughout

8 Sherwood Avenue, BT36 5GF

Immaculately presented throughout, this charming detached villa is located in a highly desirable area of Glengormley, offering both comfort and convenience. The property boasts three generously sized bedrooms, two well-appointed reception rooms, and a bright, airy sunroom that enhances the living space—ideal for both everyday living and entertaining. The bathroom is finished in a timeless white suite, complementing the home's fresh and neutral décor. Externally, the property is equally appealing, with neatly maintained surroundings adding to its overall kerb appeal. Its prime location ensures easy access to a wide range of amenities, including schools, shops, churches, and reliable public transport links. The M2 motorway is also just a short drive away, making commuting simple and efficient. Ready to move straight into, this attractive home will suit a variety of purchasers seeking a quality property in a popular residential setting.



Council Tax Band:



RECEPTION PORCH

RECEPTION HALL

Laminate wood floor.

LOUNGE

16'5" x 11'9"

Feature fireplace in marble inset and polished pine surround. Polished wood flooring. Glazed double doors to:

DINING ROOM

13'8" x 8'7"

Polished wood floor.

SUNROOM

11'6" x 10'7"

Ceramic tiled floor. French doors to garden.

KITCHEN

12'9" x 9'2"

Built in units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap and vegetable basin. Inlaid hob unit and under oven. Stainless steel extractor fan. Integrated fridge. Integrated dishwasher. Downlighters. Under stair storage. Ceramic tiled floor.

FIRST FLOOR

LANDING

Linen cupboard.

BEDROOM (1)

11'4" x 10'1"

BEDROOM (2)

11'5" x 9'9"

BEDROOM (3)

8'5" x 7'9"

BATHROOM

White suite. Panelled bath with mixer tap and telephone hand shower. Thermostatic controlled shower. Vanity unit. Low flush WC. Fully tiled walls. uPVC ceiling. Extractor fan. Downlighters.

OUTSIDE

Front gardens laid in lawn with variety of plants, trees and shrubs. Car parking space.

Rear garden laid in lawn variety of plants, trees and shrubs with paved area.

Outside light and tap.

GARAGE

23'3" x 9'3"

Up and over door.

Light and power.

Housing gas boiler.

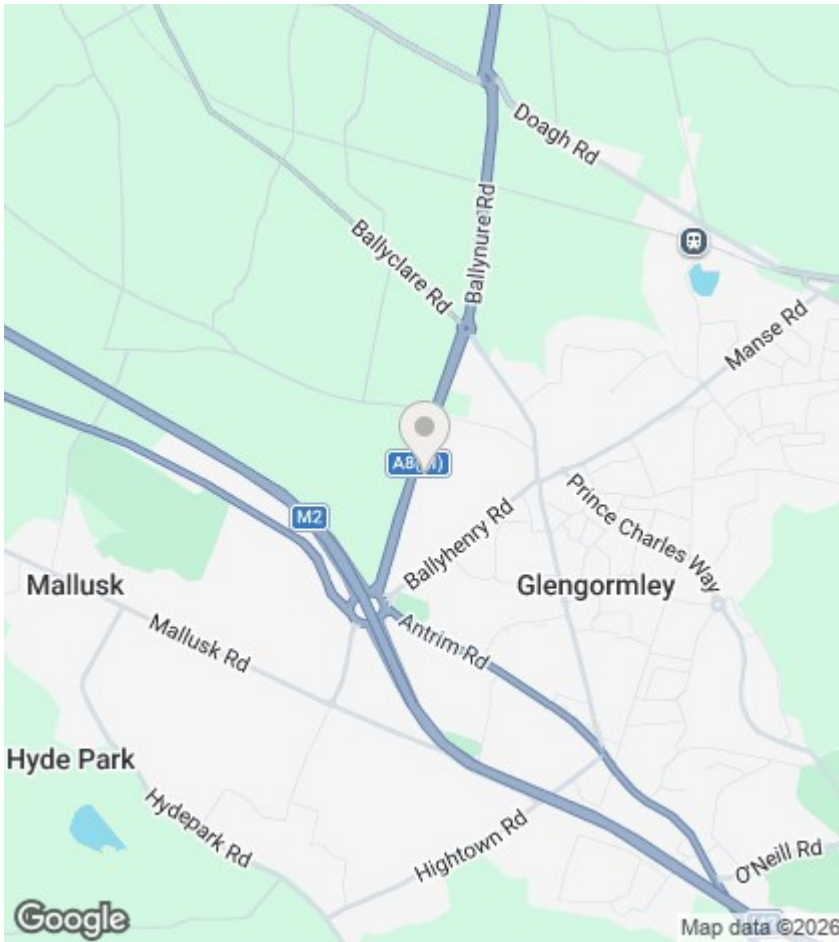
Disclaimer/Additional information

Tenure - Leasehold

Broadband & mobile checker for Northern Ireland
<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker>

Flooding maps for Northern Ireland
<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area>

Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

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

EPC Rating:

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