



3 Birch Green Sherwood Parks, Newtownabbey, BT36 5GT

**Offers Around
 £249,950**

We are delighted to for sale this attractive detached chalet villa which is located in the ever popular Sherwood Parks development just off the Ballyhenry Road which is close to Sandyknowes roundabout offering easy access to all surrounding areas.

Inside the accommodation comprises; entrance hall, lounge with feature stone fireplace, family room with wood laminate flooring and PVC double glazed double doors to rear and a fitted kitchen / diner with space for appliances. Also on the ground floor is bedroom 4 and a modern bathroom with white suite

Upstairs there are a further three bedrooms and a shower room.

Other benefits include PVC double glazing, gas heating and PVC fascia and guttering

Outside there is a tarmac driveway leading to an integral garage with utility area, garden to front in lawn and garden to rear in lawn with shrub beds, feature decking area and paved patio area.

Early viewing recommended !!

3 Birch Green

Sherwood Parks, Newtownabbey, BT36 5GT



- Detached Chalet Villa
- Fitted Kitchen / Diner
- PVC Double Glazing / Gas
- 4 Bedrooms
- Downstairs Bathroom
- Integral Garage & Utility
- 2 Reception Rooms
- Upstairs Shower Room

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

LOUNGE

15'6" x 12'5" (4.72m" x 3.78m")
Feature stone fireplace, two radiators

FAMILY ROOM

12'2" x 9'10" (3.71m" x 3.00m")
Wood laminate flooring, radiator, pvc double glazed double doors to rear

KITCHEN / DINER

Range of high and low level units, formica worktops, basin 1/2 stainless steel sink unit, built in stainless steel oven, microwave, ceramic hob, extractor fan, integrated fridge & dishwasher, partly tiled walls, tiled floor, radiator, access to integrated garage and conservatory.

UTILITY AREA

9'6" x 6'5" (2.90m" x 1.96m")
High level cupboards, worktop, plumbed for washing machine, tumble dryer space, access to garage

BEDROOM 4

8'10" x 8'10" (2.69m" x 2.69m")

BATHROOM

White suite comprising panelled bath, shower above, vanity unit, low flush wc, chrome corner shower cubicle, thermostatic shower, fully tiled walls, tiled floor, chrome heated towel radiator

FIRST FLOOR

LANDING

Storage cupboard, access to roofspace

BEDROOM 1

16'9" x 8'11" (5.11m" x 2.72m")
Radiator, 2 velux windows

BEDROOM 2

12'6" x 8'8" (3.81m" x 2.64m")
Radiator

BEDROOM 3

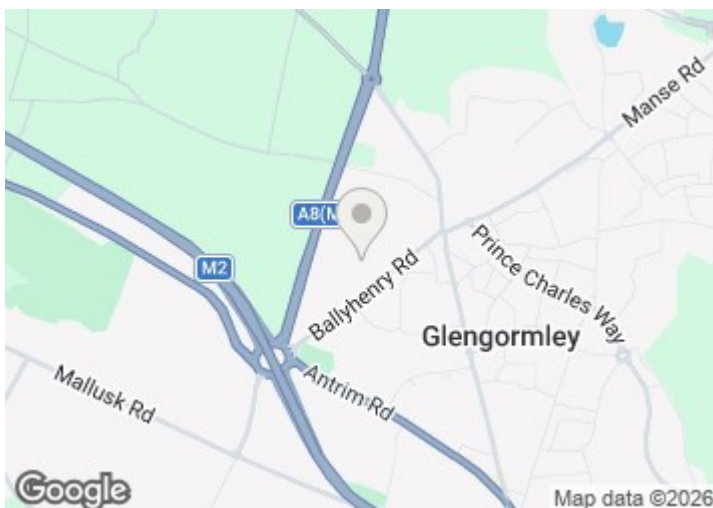
8'11" x 8'9" at widest (2.72m" x 2.67m" at widest)
Radiator

SHOWER ROOM

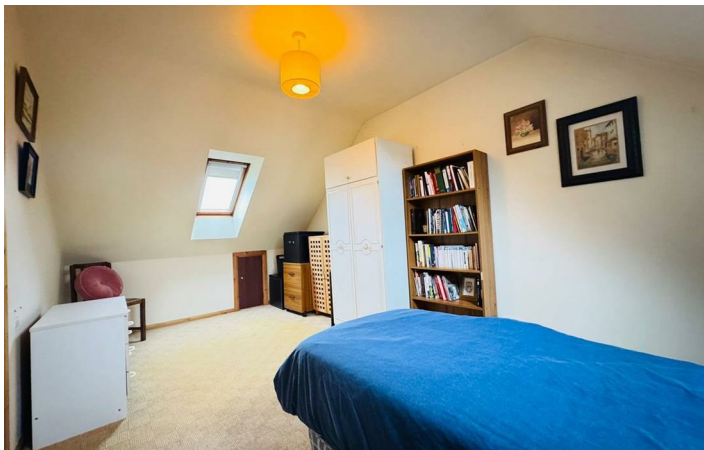
Chrome corner shower cubicle, thermostatic shower, vanity unit, low flush wc, tiled walls, tiled floor, heated towel radiator

OUTSIDE

Tarmac driveway leading to integrated garage, up and over door, light, power, gas boiler, access to floored stoage area
Garden to front in lawn
Garden to rear in lawn with shrub beds
Feature decking area and paved patio area
PVC fascia and guttering



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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