



FOR SALE

2 Derrymore Avenue

Newtownabbey, BT36 7AA



Offers over £189,950



Welcome to 2 Derrymore Avenue, Newtownabbey – a deceptively spacious, rear-extended semi-detached home offering superb accommodation for modern family living.

Beautifully presented throughout, the property boasts three well-proportioned bedrooms and a generous lounge complete with a feature multi-fuel burning stove, creating a warm and inviting heart to the home. The shaker-style kitchen with informal dining area provides a stylish and practical space for everyday living, while a contemporary downstairs shower room adds further convenience. Upstairs, a white family bathroom suite serves the bedroom accommodation.

Externally, the home benefits from a front garden and a fully enclosed rear garden with raised decking area — ideal for entertaining or relaxing outdoors. An extensive driveway provides parking for multiple vehicles and leads to a detached single garage.

Ideally positioned for commuters, the property offers easy access to the M2 motorway, providing a straightforward route to Belfast city centre. A wide range of shops, schools and local amenities in Glengormley are also close at hand.

Perfect for first-time buyers or those looking to downsize without compromising on space, this excellent home combines convenience, comfort and value in a highly sought-after location.

HALLWAY 5'8 x 15'6 (1.73m x 4.72m)
uPVC front door with feature glazed insets. Tiled flooring. Access to storage.

STORAGE 2'10 x 5'4 (0.86m x 1.63m)

LOUNGE 15'5 x 10'7 (4.70m x 3.23m)
Feature multi fuel burning stove with tiled hearth. Laminate wood flooring.

FITTED KITCHEN 16'9 x 8'10 (5.11m x 2.69m)
Shaker style kitchen with a range of high and low level units with contrasting formica worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Integrated Lamona hob. Integrated electric oven. Stainless steel extractor fan. Integrated dishwasher. Space for washing machine. Space for fridge freezer. Tiled splashback. Tiled flooring. Recessed spotlights.

REAR KITCHEN 6'3 x 5'7 (1.91m x 1.70m)
Vertical feature radiator. Velux window. Access to rear garden.

BATHROOM 7'8 x 7'5 (2.34m x 2.26m)
White suite comprising walk in shower unit. Low flush W/C. Vanity style sink unit with mixer taps. Feature vertical radiator. Tiled flooring. Tiled walls.

FIRST FLOOR

BEDROOM 1 13'2 x 10'8 (4.01m x 3.25m)
Laminate wood effect flooring.

BEDROOM 2 11'2 x 10'8 (3.40m x 3.25m)
Laminate wood effect flooring. Access to storage.

STORAGE 3'1 x 1'9 (0.94m x 0.53m)

BEDROOM 3 7'10 x 8'11 (2.39m x 2.72m)
Laminate wood effect flooring.

LANDING 5'9 x 8'11 (1.75m x 2.72m)

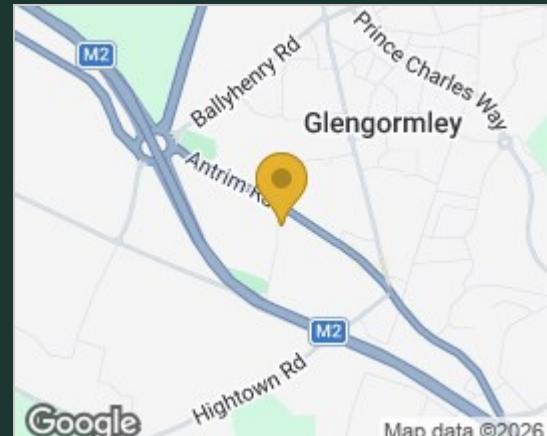
BATHROOM 6 x 5'8 (1.83m x 1.73m)
White suite comprising paneled bath with mixer taps and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. Fully tiled walls. Tiled flooring.

OUTSIDE

Front garden and enclosed rear garden with laid in lawn and raised decking. Outdoor tap. Outdoor light. Detached single garage. Tarmac finished driveway for multiple vehicles.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092. Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) 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 | EU Directive 2002/91/EC |

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