



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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(55-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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