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94 Bush Manor, Antrim, County Antrim, BT41 2WG

PRICE Offers Over £209,950

We are delighted to offer for sale 94 Bush Manor, Antrim.
This well-presented three bedroom semi-detached home is ideally located within the ever-popular Bush Manor development, offering convenience to local amenities, transport facilities and within comfortable walking distance of Antrim Area Hospital.
The accommodation is bright and well laid out, comprising a generous lounge, a fully fitted kitchen and a convenient ground floor WC. To the first floor there are three well-proportioned bedrooms along with a modern family bathroom.
Externally, the property benefits from a side driveway providing off-street parking for two cars and a fully enclosed rear garden enjoying excellent privacy, complete with a neat lawn and paved patio area—perfect for outdoor relaxation or entertaining.
An excellent opportunity for first-time buyers and young families seeking a comfortable home in a highly sought-after location. Early viewing is strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor and staircase to first floor
- Ground floor W/C with modern white suite
- Generous Living room 15'10" x 10'11"
- Fully fitted kitchen with informal dining 16'10" x 12'2"
- Full range of integrated appliances to include oven, hob, fridge freezer, dishwasher and washing machine
- Three well proportioned bedrooms to include principal with ensuite shower room
- Modern family bathroom to include a 'P' shaped panel bath with shower over
- PVC double glazed windows and external rear door / Composite front door / Oil-fired central heating / PVC fascia and soffits
- Fully enclosed rear garden with superb privacy and sun orentation
- Superb opportunity for first time buyers and young families alike

ACCOMMODATION

OUTSIDE FRONT
Tarmac drive to side with space for two cars. Pedestrian gate to the rear. Neat lawn. Outside lighting.

LIVING ROOM
15'10" x 10'11" (4.835 x 3.336)
Engineered wood laminate that flooring. Double radiator.

GROUND FLOOR WC
Modern white suite comprising a corner wash hand basin with 'Monobloc' chrome mixer tap tiled, splashback and storage below. They low flush pushed button WC. Fully tiled floor. Extractor fan. Single radiator.

KITCHEN WITH INFORMAL DINING
18'0" x 9'9" (5.487 x 2.978)
Fully fitted range of cream 'Shaker' style, high and low level kitchen units with contrasting work services and splashback tiling. One and one quarter bowl stained the steel sink unit with chrome mixer tap. Over counter lighting. Integrated appliances to include a four ring halogen hob with stainless steel and glass overhead extractor van, a low level combination oven and grill. Integrated fridge freezer, dishwasher and washing machine. Low voltage down lighting to kitchen area. Double radiator. PVC double glazed 'French' patio doors to the rear.

FIRST FLOOR LANDING
Access to loft.

PRINCIPAL BEDROOM
11'1" x 10'0" (3.403 x 3.054)
Integrated bedroom storage with clothing rails. Single radiator.

ENSUITE
Modern white sweet, comprising a corner enclosed shower with tiled. Splashback and partially blazed sliding doors. Wallet mounted, wash hand basin with chrome 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Low voltage down lighting. Extractor fan. Fully tiled floor. Chrome towel radiator.

BEDROOM 2
13'4" x 8'11" (at max) (4.086 x 2.731 (at max))
Single radiator.

BEDROOM 3
9'9" x 8'9" (at max) (2.995 x 2.668 (at max))
Integrated storage. Single radiator.

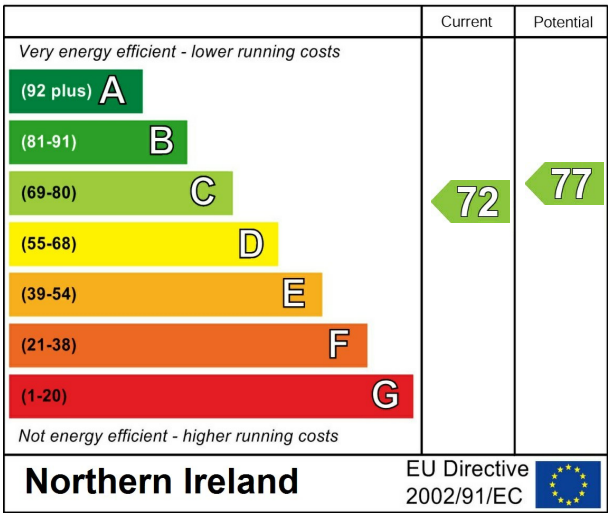
FAMILY BATHROOM
6'10" x 6'6" (2.105 x 1.982)
Modern white sweet, comprising a p shape panel bath with mains shower over partially glazed screen, chrome mixer tap and fully tiled splashback. Ball mounted wash hand basin with 'Monobloc' chrome, mixer tap and tiled splashback. Low flush push button WC. European shaver plug sockets. Extractor fan. Low voltage down lighting. Fully tiled floor. Chrome towel radiator.

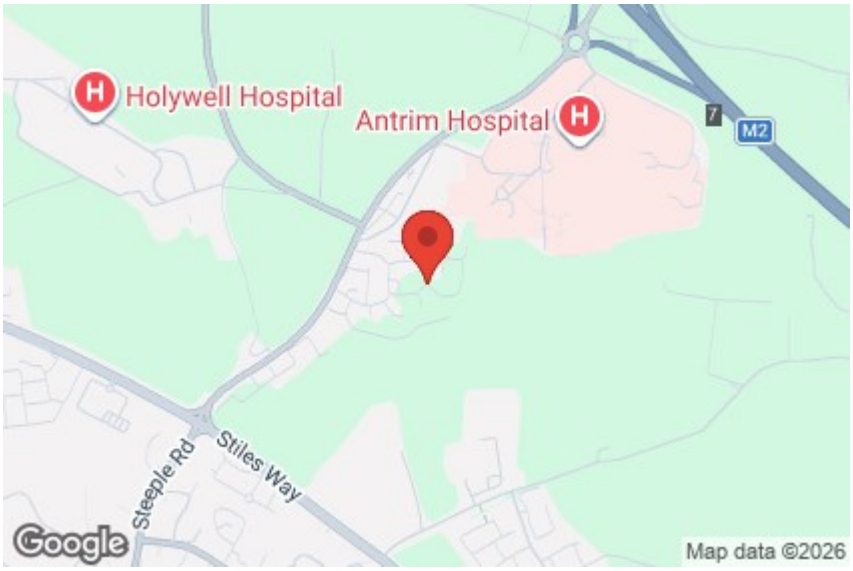
OUTSIDE REAR
Fully enclosed rear garden, offering superb privacy and sun orientation. Comprising a neat lawn and two paved patio areas. Six foot timber fencing with pedestrian gate to front and additional retaining wall to the rear. Outside tap and lighting.

IMPORTANT NOTE TO ALL POTENTIAL;
Please note, none of the services or appliances have been tested at this property.

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.

Energy Efficiency Rating





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