

260 Bush Manor, Antrim, BT41 2UR



PRICE Offers Over £184,950

Occupying a very private corner site within Bush Manor, this well appointed three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed living room, featuring dual aspect windows that flood the space with natural light and a solid wood floor that adds warmth and character.

The heart of the home is undoubtedly the kitchen, which boasts a full range of beech effect "Shaker" style units, providing ample storage and a stylish workspace for culinary enthusiasts. The ground floor also includes a convenient W/C, enhancing the practicality of the layout.

Upstairs, you will find three generously sized bedrooms, each designed to offer a peaceful retreat to include the principal bedroom with generous ensuite shower room. The family bathroom is fitted with a modern white suite complete with panel bath and polished chrome antique style mixer taps with "telephone hand shower" and glazed screen.

This property is equipped with PVC double glazed windows, ensuring energy efficiency and comfort throughout the seasons. The oil-fired central heating system provides warmth during the colder months, making this home a cosy haven.

Outside, the tarmac drive offers side-by-side parking for two cars and leads to a detached garage that provides additional storage or workshop space. This feature is particularly advantageous for those with multiple vehicles or hobbies.

In summary, this semi-detached house in Bush Manor is an ideal choice for families or individuals seeking a spacious and well-equipped home in a friendly neighbourhood. With its modern amenities and inviting atmosphere, it is sure to impress.

Early viewing strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor with staircase to first floor / Ground floor W/C
- Living room 18'9 x 9'8 with dual aspect windows and solid wood floor
- Kitchen with informal dining / Double glazed sliding patio doors
- Full range of beech effect "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and dishwasher
- Landing with full wall of built-in wardrobes with sliding mirrored doors
- Three bedrooms / Principal with ensuite shower room
- Family bathroom with modern white suite
- PVC double glazed windows / Oil-fired central heating / Pine six panel internal doors
- Gardens to front and side in neat lawn / Tarmac drive with side by side parking for two cars / Access to;
- Detached garage 16'5 x 12'9 with electrically operated roller shutter door

ACCOMMODATION

Pitched and tiled entrance canopy. Hard wood double glazed door to;

ENTRANCE HALL

Fully tiled floor. Single radiator. Cloaks cupboard. Staircase to first floor with pine moulded handrail and turned balustrade.

GROUND FLOOR W/C

Modern white suite comprising low flush W/C and pedestal wash hand basin with tiled splash back. Fully tiled floor. Single radiator.

LIVING ROOM

18'9 x 9'8 (5.72m x 2.95m)

Dual aspect windows. Solid wood floor. Beech wood fire surround with slate effect inset and hearth. Electric coal effect fire (no flue). Double radiator.

KITCHEN INTO INFORMAL DINING

18'9 x 9'0 (5.72m x 2.74m)

Full range of beech effect high and low level "Shaker" style units with long chrome handles. Contrasting work surfaces with one and a quarter bowl single drainer stainless steel sink unit and mixer tap. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated fridge, freezer and dishwasher. Plumbed for washing machine. Part tiled walls to work surfaces. Dual aspect windows. Fully tiled floor. Double radiator. Double glazed sliding patio door to rear.

FIRST FLOOR LANDING

Built-in storage with sliding mirrored doors.

BEDROOM 1

12'3 x 11'1 (3.73m x 3.38m)

(max) Double radiator.

ENSUITE

6'6 x 5'8 (1.98m x 1.73m)

(max) Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor and walls with feature inset border. Extractor fan. Single radiator.

BEDROOM 2

11'1 x 9'9 (3.38m x 2.97m)

Dual aspect windows. Double radiator.

BEDROOM 3

8'10 x 7'6 (2.69m x 2.29m)

Single radiator.

BATHROOM

7'6 x 6'5 (2.29m x 1.96m)

(max) Modern white suite comprising panelled bath with polished chrome antique style mixer taps with telephone hand shower and glazed screen. Fully tiled walls to bath area with decorative border inset. Push button low flush W/C and pedestal wash hand basin. Fully tiled floor. Extractor fan. Double radiator.

OUTSIDE

Generous corner site with front and side garden in neat lawn. Tarmac path leading to paved pathway to front and side. Tarmace drive with side by side parking for two cars and access to;

DETACHED GARAGE

16'5 x 12'9 (5.00m x 3.89m)

Electric roller shutter door. Power and light. Full range of high and low level units with contrasting work surfaces and one and a quarter bowl single drainer stainless steel sink unit (cold water feed only). PVC ceiling. PVC double glazed service door to side with steps down to;

Fully enclosed and paved rear garden with good sun orientation. Prefabricated galvanized oil fired boiler house. PVC oil tank. Outside tap and light. Timber pedestrian gate to front.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	



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