

81 Bush Manor, Antrim, BT41 2WG



**PRICE Offers Over
£199,950**



Welcome to 81 Bush Manor, a beautifully presented three-bedroom semi-detached house located in the highly desirable area of Antrim. This charming property is ideally situated, offering convenient access to Antrim Area Hospital, The Junction retail park, and the M2 motorway, which provides direct links to Belfast.

As you enter this delightful home, you will find a fully fitted kitchen equipped with a range of integrated appliances, perfect for those who enjoy cooking and entertaining. The kitchen seamlessly flows into a stunning sunroom, creating a bright and inviting space that is ideal for relaxation or family gatherings.

The property boasts three well-proportioned bedrooms, including a principal bedroom that features an ensuite shower room, ensuring comfort and privacy for the occupants. The layout of the house provides superb privacy both at the front and rear, making it a peaceful retreat from the hustle and bustle of daily life.

Additionally, the house benefits from high energy efficiency, which not only contributes to a comfortable living environment but also helps to reduce energy costs.

In summary, 81 Bush Manor is a wonderful opportunity for anyone seeking a modern and well-located family home in Antrim. With its attractive features and convenient amenities, this property is sure to impress.

This chain-free property is ready for you to move into today, allowing for a smooth transition into your new home. Early viewing is strongly recommended.

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BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor and staircase to first floor
- Ground floor W/C with modern white suite
- Generous Living room 13'10" x 11'5" with feature electric fire
- Fully fitted kitchen with informal dining 16'10" x 12'2"
- Full range of integrated appliances to include oven, hob, fridge freezer, dishwasher and washer dryer
- Superb sunroom 10'7" x 10'5" with fully tiled floor
- 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
- Superb privacy to the front and rear / High energy efficiency

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive with space for two cars. Pedestrian gate to the rear.

ENTRANCE HALL

Composite double glazed door to a spacious entrance hall with fully tiled floor. Staircase to first floor with moulded handrail. Single radiator.

LIVING ROOM

15'0" x 12'1" (4.597 x 3.706)

Wood laminate flooring. Feature electric fireplace. Double radiator.

KITCHEN / INFORMAL DINING AREA

16'10" x 12'2" (5.153 x 3.728)

Fully fitted range of cream 'Shaker' style high and low level kitchen units with short stainless steel handles and contrasting worktops and bevelled splashback tiling. Integrated appliances to include a four ring halogen hob with stainless pyramid style overhead extractor fan, a low level combination oven and grill, fridge freezer, dishwasher and washer dryer. Over counter lighting. Fully tiled floor. Low voltage downlights to kitchen area. Double radiator. Open to;

SUNROOM

10'7" x 10'5" (3.244 x 3.180)

Fully tiled floor. Double radiator. PVC double glazed door to the rear.

GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. A low flush push button WC. Fully tiled floor. Single radiator.

FIRST FLOOR LANDING

Access to partially floored loft. Storage cupboard.

BEDROOM 1

12'2" x 10'0" (3.718 x 3.060)

Wood laminate flooring. Single radiator.

ENSUITE

6'7" x 5'3" (2.019 x 1.613)

Modern white suite comprising an enclosed corner shower with 'Drench' shower head, secondary attachment and fully tiled splashback. Half pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. A low flush push button WC. Extractor fan. Chrome towel radiator.

BEDROOM 2

15'1" x 9'0" (at max) (4.622 x 2.762 (at max))

Single radiator.

BEDROOM 3

11'7" x 7'6" (3.538 x 2.309)

Wood laminate flooring. Single radiator.

BATHROOM

8'7" x 6'6" (2.640 x 1.992)

Modern white suite comprising a 'P' Shaped panel bath with mains shower over and partially glazed screen and fully tiled flashback. Half pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. European shaver plug sockets. Extractor fan. Single radiator.

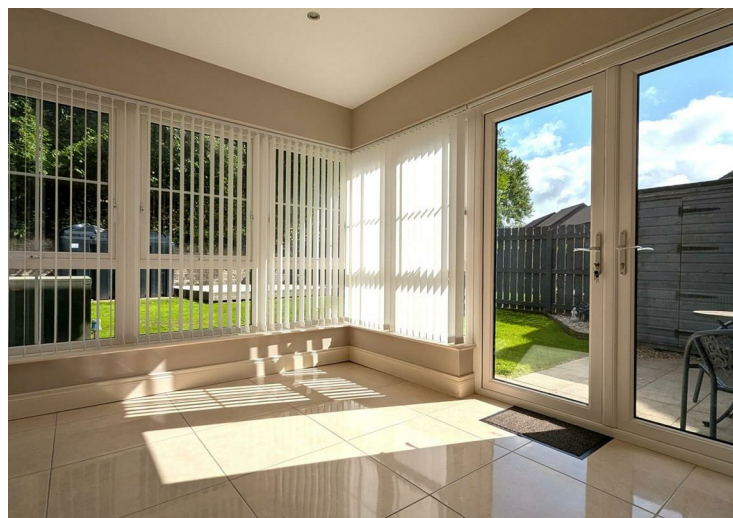
OUTSIDE REAR

Fully enclosed rear garden offering superb privacy featuring a large neat lawn, paved patio and raised timber decking. Enclosed with 6Ft timber fencing and a pedestrian gate to front. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

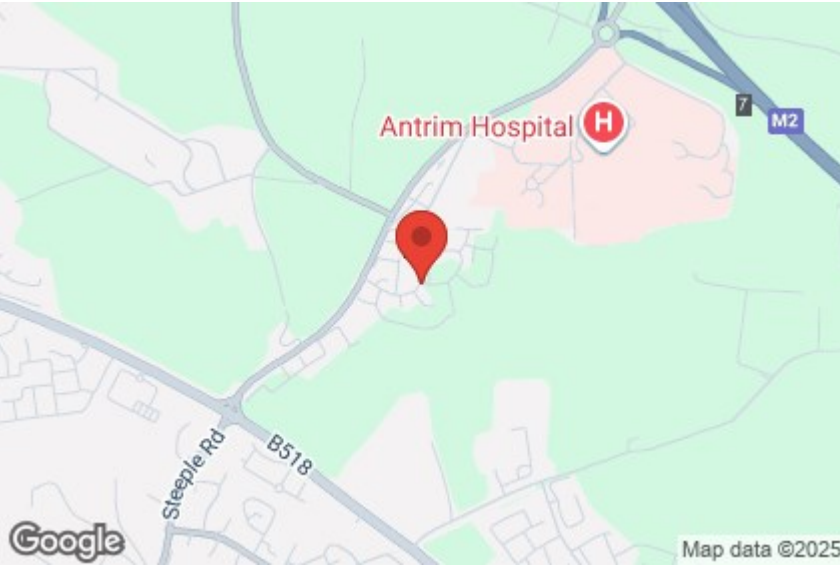
Please note, none of the services or appliances have been tested at this property.

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





Energy Efficiency Rating		
	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		
	71	75
Northern Ireland	EU Directive 2002/91/EC	



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