

232 Bush Manor, Antrim, BT41 2UR



PRICE Offers Over £169,950

This is an excellent opportunity for those looking for a well proportioned three bedroom detached house in this sought after area close to Antrim Area Hospital and with easy access to the M2 motorway for those commuting to Belfast and the North West. Finished to a good standard throughout the property benefits from a generous living room with dual aspect windows and feature fireplace and a kitchen with informal dining area complete with integrated oven and hob. With three well proportioned bedrooms to include the master with ensuite shower room and a well appointed family bathroom, this property is ready for immediate occupation and likely to appeal to those working in the local hospital or looking to live on the periphery of the town yet with all the benefits of local schools, shops and transport facilities.

Early viewing strongly recommended.

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9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor / Ground floor W/C
- Living room 18'11 x 9'8 with feature fireplace / Dual aspect windows
- Kitchen with informal dining area / Full range of high and low level units
- Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms
- Master with ensuite
- Bathroom with modern white suite to include panel bath with "Mira" shower unit over
- PVC double glazed windows / Oil-fired central heating
- Tarmac drive to side with off-street parking for two cars / Enclosed garden to rear in neat lawn and patio area

ACCOMMODATION

Pitched and tiled entrance canopy and hardwood part glazed door to;

ENTRANCE HALL

Staircase to first floor with pine moulded handrail and turned balustrade. Wood laminate floor. Understairs storage. Single Radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Pattern tiled effect flooring. Extractor fan. Single radiator.

LIVING ROOM

18'11" x 9'8" (5.777 x 2.957)

Open fire with feature ornate "tulip" design painted wooden surround and part polished cast iron inset. Slate tiled hearth. Dual aspect windows. Double radiator.

KITCHEN WITH INFORMAL DINING AREA

19'4" x 8'11" (5.910 x 2.730)

Full range of hand painted high and low level units with brushed steel handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Plumbed for washing machine. Space for fridge freezer. Part tiled walls to work surfaces. Dual aspect windows. Double radiator.

FIRST FLOOR LANDING

Access to loft. Storage cupboard.

BEDROOM 1

12'2" x 11'0" (3.723 x 3.354)

Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. 3/4 tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Patterned, tiled effect flooring. Extractor fan.

BEDROOM 2

9'8" x 11'0" (2.966 x 3.361)

Single radiator.

BEDROOM 3

8'10" x 7'6" (2.695 x 2.304)

Single radiator.

BATHROOM

6'4" x 7'5" (1.954 x 2.286)

Modern white suite comprising panel bath with 'Victorian' style mixer tap and shower attachment. 'Mira' electric shower unit over. Pedestal wash hand basin with 'Victorian' style taps. Complimentary splashback tiling to bath and wash hand basin. Push button low flush W/C. Single radiator.

OUTSIDE

Garden to front and side in neat lawn. Driveway to side with off-street parking for two cars. Fully enclosed garden to rear with patio area finished with decorative stone. 'Grant' condensing boiler and PVC oil tank. Outside tap and light.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



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