

## 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.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

**Antrim**  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

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



**Talk to one of our advisers today**

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageiq.co.uk

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

