

202 Bush Manor, Antrim, BT41 2UR



PRICE Offers Over £159,950

This is an excellent opportunity to purchase a well presented three bedroom semi-detached house occupying a superb position in the lower section of this sought after residential development close to Antrim Town, local schools and Antrim Area Hospital. Benefiting from cream 'Shaker' style high and low level kitchen units with integrated oven and hob, ground floor W/C and ensuite shower room to the master bedroom, this property is likely to appeal to the first time buyer and those with a young family alike. With tarmac side by side parking for up to three cars and a generous garden to the rear with excellent sun orientation, this property can only be fully appreciated following full internal inspection.
Early viewing strongly recommended.

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

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



FEATURES

- Entrance hall with solid wood floor / Staircase to first floor
- Ground floor W/C
- Open plan kitchen, dining and living area / Full range of 'Shaker' style high and low level units / Integrated oven and hob / Integrated dishwasher
- Dining area with PVC double glazed door to rear
- Living area with solid wood floor / Open fire with decorative wooden surround
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white suite
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Side by side Tarmac drive with off-street parking for up to three cars

ACCOMMODATION

ENTRANCE HALL

Front entrance with solid wood flooring and staircase to first floor with moulded handrails and oak effect balustrading.

LIVING ROOM

14'3" x 13'4" (4.359 x 4.089)

Into bay window. Feature fireplace with ornate wooden surround, cast iron inset and tiled hearth. Solid wood flooring. Double radiator.

KITCHEN / INFORMAL DINING

17'0" x 11'0" (5.198 x 3.365)

Full range of light cream 'Shaker' style high and low level units with contrasting worktops. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated low level combination oven and grill. Four ring ceramic hob with stainless steel Pyramid style overhead extractor fan. Integrated dishwasher. Space fro fridge freezer and washing machine. PVC double glazed door to the rear. Fully tiled floor and double radiator.

GROUND FLOOR WC

9'11" x 3'4" (3.032 x 1.035)

Modern white suite comprising pedestal wash hand basin with chrome mixer tap and decorative tiled splashback. Low flush push button WC. Fully tiled floor. Double radiator.

FIRST FLOOR LANDING

Access to partially floored loft with pull down ladder.

BEDROOM 1

10'8" x 10'1" (3.261 x 3.076)

Single radiator.

EN-SUITE

Modern white suite comprising wall to wall shower unit with glazed folding doors. Low flush push button WC. Pedestal wash hand basin with chrome mixer tap. Low voltage downlights. Fully tiled walls and floor. Extractor fan and single radiator.

BEDROOM 2

10'9" x 9'1" (3.280 x 2.782)

Single radiator.

BEDROOM 3

9'11" x 9'9" (3.035 x 2.981)

Single radiator.

BATHROOM

9'9" x 9'3" (at max) (2.994 x 2.820 (at max))

Modern white suite comprising panel bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Over stairs storage cupboard. Double radiator.

OUTSIDE

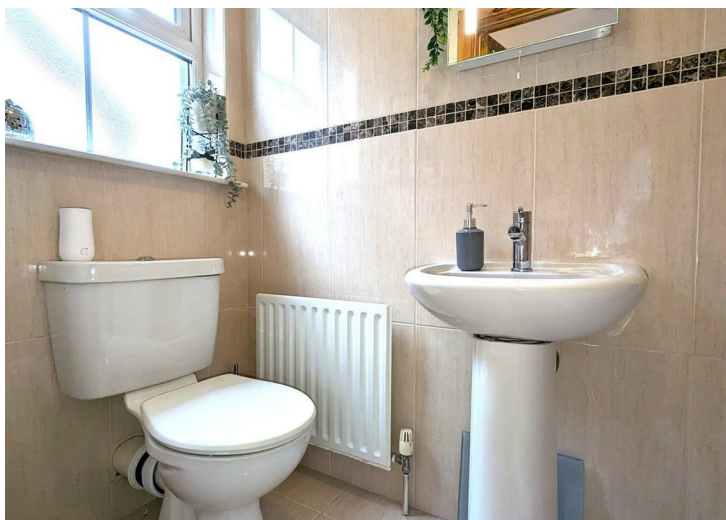
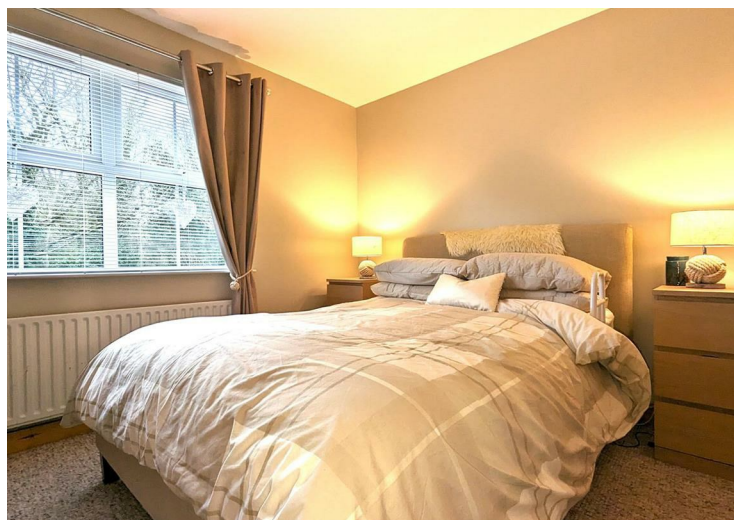
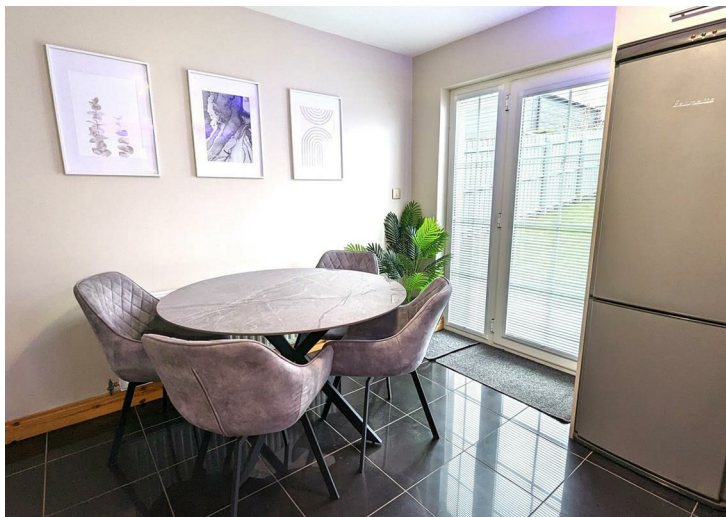
To the front a tarmac drive with side by side parking for up to three cars. Paved pathway to front door and pedestrian timber gate to rear. Decorative stone border.

To the rear a fully enclosed garden offering excellent sun orientation set with neat lawn and decorative stone borders. Outside tap, light and double power socket. PVC oil tank and oil boiler.

PVC soffits, Facia boards and double glazed windows.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

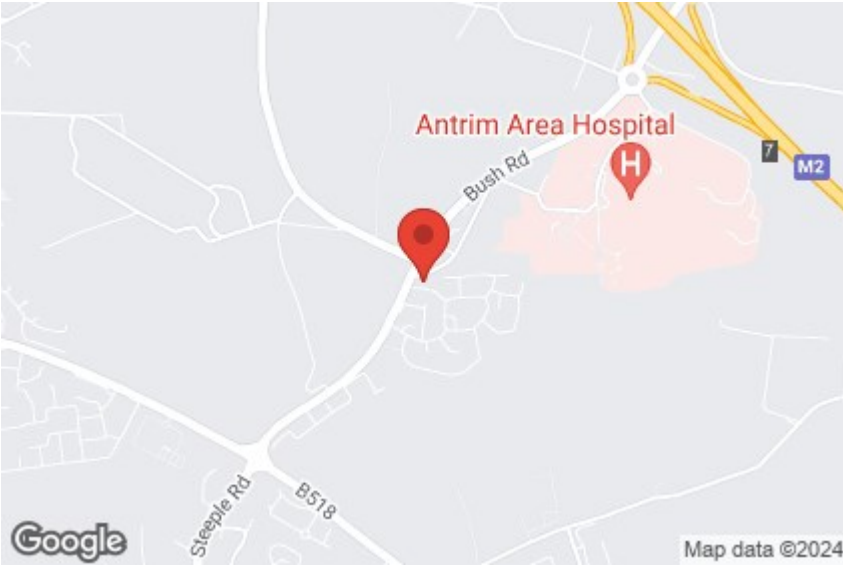
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	71
Northern Ireland	EU Directive 2002/91/EC 	



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