

## 246 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 'Shaker' style high and low level kitchen units with integrated oven and hob, ground floor W/C, and an Ensuite to the master bedroom, this property is likely to appeal to the first time buyer and those with a young family alike. With tarmac drive to the sider offering parking for up to three cars and a generous garden to the rear and a recently installed Airflow heat pump system, this property can only be fully appreciated following full internal inspection.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Ground floor W/C
- Open plan kitchen dining area / Full range of 'Shaker' style high and low level units / Integrated oven and hob / Space for washing machine and tumble dryer
- Living area with 'French' double doors to kitchen
- Dining area with PVC double glazed 'French' doors to rear
- Three well proportioned bedrooms / Master with Ensuite
- Bathroom with modern white suite to include panel bath featuring water jets
- High performance PVC double glazed windows / PVC fascia and soffits
- Recently installed Airflow heat pump system
- Tarmac drive with parking for three cars

## ACCOMMODATION

### ENTRANCE HALL

Double glazed composite door to entrance hall. Stair case to first floor with moulded hand rail. Fully tiled floors. Low voltage down lights. Double radiator.

### LIVING ROOM

**14'10" x 10'10" (4.528 x 3.309)**

Double radiator. French double doors to kitchen:

### KITCHEN INTO INFORMAL DINING

**17'9" x 13'3" (5.411 x 4.057)**

(at max) Fully fitted "Shaker" style units with contrasting work tops and complimentary splash back tiling. One and a quarter bowl black sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Space for washing machine and tumble dryer. Fully tiled floor and double radiator.

### GROUND FLOOR WC

Modern white suite comprising pedestal wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. Fully tiled floor. Extractor fan. Single radiator.

## FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder.  
Storage cupboard with shelves.

## MASTER BEDROOM

10'11" x 10'6" (3.333 x 3.209)

Single radiator.

## ENSUITE

Modern white suite comprising wall to wall shower with glazed folding door and fully tiled wall. Low flush rimless push button WC. Pedestal wash hand basin with chrome mixer taps. LED down lights. Extractor fan. Fully tiled floor. Single radiator.

## BEDROOM 2

13'6" x 10'6" (4.115 x 3.202)

Double radiator.

## BEDROOM 3

7'11" x 7'1" (2.417 x 2.170)

Single radiator.

## BATHROOM

6'10" x 6'5" (2.088 x 1.966)

Modern white suite comprising double ended tiled panel bath with chrome mixer tap and water jets. Low flush rimless push button WC. Wall mounted wash hand basin with chrome mixer tap and storage below. Low voltage down lights. Fully tiled walls and floors. Extractor fan. Double radiator.

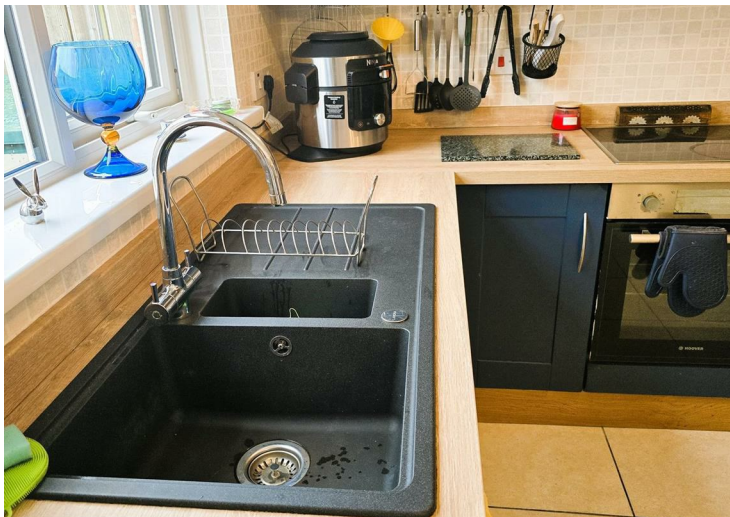
## OUTSIDE

Tarmac drive to side with parking for up to three cars.  
Enclosed front garden with mixed stone bedding and timber fencing.

To the rear a fully enclosed and paved garden with wall bordering and mixed stone bedding. Pedestrian gate to front. Outside tap and light.

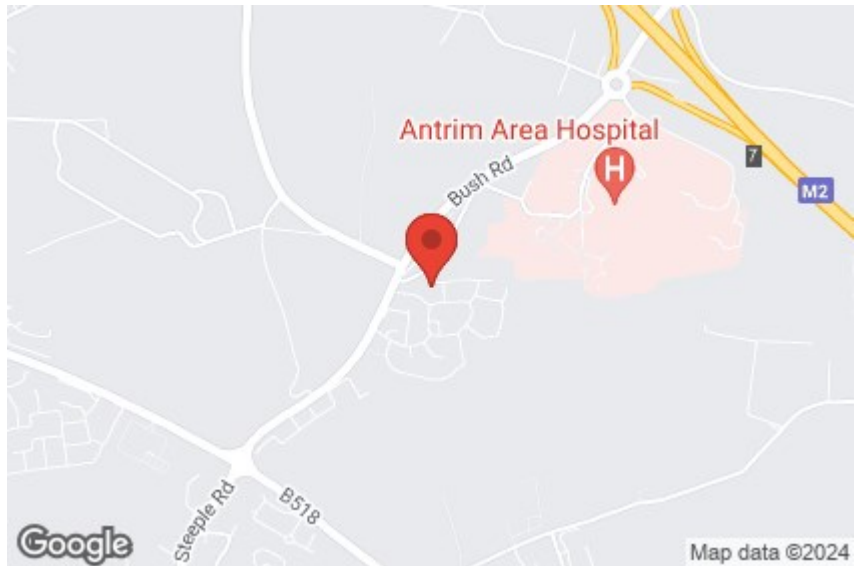
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

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





| Energy Efficiency Rating                           |                         | Current   | Potential |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |           |
| (92 plus) <b>A</b>                                 |                         |           |           |
| (81-91) <b>B</b>                                   |                         |           |           |
| (69-80) <b>C</b>                                   |                         | <b>76</b> | <b>76</b> |
| (55-68) <b>D</b>                                   |                         |           |           |
| (39-54) <b>E</b>                                   |                         |           |           |
| (21-38) <b>F</b>                                   |                         |           |           |
| (1-20) <b>G</b>                                    |                         |           |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |           |
| <b>Northern Ireland</b>                            | EU Directive 2002/91/EC |           |           |



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