

96 Bush Manor, Antrim, County Antrim, BT41 2WG



PRICE Offers Over £184,950

This is an excellent opportunity for the First Time Buyer and young family alike to purchase a beautifully presented three bedroom semi-detached house occupying this much sought after development on the outskirts of Antrim town and close to Antrim Area Hospital and the M2 motorway for those commuting to Belfast.

Finished to an exceptionally high standard both inside and out, this stunning property offers superb accommodation boasting three well appointed bedrooms to include the master with ensuite shower room together with a beautiful bathroom suite with 'P' shaped shower bath. With a spacious kitchen to include informal dining area and PVC double glazed French doors to the private rear garden with open aspect and excellent sun orientation and further complimented by a range of "Contemporary" style high and low level kitchen units complete with an extensive suite of integrated appliances to include oven, hob, dishwasher and washer / dryer.

Only on full internal inspection can one begin to appreciate the sheer elegance and quality of this superb home.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
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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 staircase to first floor
- Ground floor W/C with modern white suite
- Living room 15'9" x 11'1" with feature media wall and electric fireplace
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of "Contemporary" style high and low level units / Integrated oven, hob, dishwasher and washer / dryer
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include 'P' shower bath with curved screen
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Superb site offering excellent privacy to the rear / Tarmac side by side parking for two cars

ACCOMMODATION

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Tarmac drive to side with space for two cars. Flower bed with mixed stone. Tarmac pathway to front door. Double glazed composite door to:

ENTRANCE HALL

Under stair storage. Stair case to first floor with moulded hand rail. Wood laminate flooring. Single radiator.

LIVING ROOM

15'9" x 11'1" (4.82 x 3.38)

Feature media wall for up to 65" TV with LED down lights to shelving and electric fire place below. Double radiator.

GROUND FLOOR WC

Modern white suite comprising wall mounted and low flush push button WC. Extractor fan. Wood laminate flooring.

KITCHEN INTO INFORMAL DINING

11'3" x 17'11" (at max) (3.43 x 5.47 (at max))

Fully fitted range of blue contemporary style high and low level kitchen units with contrasting work tops and splash back boards. Single drainer composite sink unit with chrome mixer taps. Integrated appliances to include four ring halogen hob with part glass stainless steel over head extractor fan, low level combination oven and grill and dishwasher. Samsung smart fridge freezer can be discussed separately. Added peninsula with additional storage and breakfast bar style seating. Over counter lighting. Low voltage down lights, wood laminate flooring. Double radiator and double glazed French patio doors to rear.

FIRST FLOOR LANDING

Access to partially floored and shelved loft with pull down ladder.

MASTER BEDROOM

11'7" x 10'5" (3.54 x 3.18)

Feature wood panelled wall USB plug sockets. Shelved storage cupboard. Single radiator. Twin hanging wall lights.

ENSUITE

Modern white suite comprising corner shower unit with fully tiled walls and glazed sliding doors. Wall mounted wash hand basin with chrome mixer tap and tiled splash back. Low flush push button WC. Fully tiled floor. Low voltage down lights. Chrome towel radiator.

BEDROOM 2

9'8" x 9'0" (2.97 x 2.76)

Single radiator.

BEDROOM 3

9'8" x 9'8" (2.96 x 2.97)

Integrated storage furniture. Single radiator.

BATHROOM

Modern white suite comprising "P" shaped panel bath with chrome mixer tap, shower over and partially glazed screen. Wall mounted wash hand basin with chrome mixer taps. Low flush push button WC. Fully tiled floor and tiled walls to bath. Low voltage down lights. Chrome towel radiator.

OUTSIDE

Fully enclosed and fully paved rear garden offering excellent privacy. Outside power socket, light and tap. 6 Ft pedestrian gate to front . Garden shed included. LED fence lights.

IMPORTANT NOTE TO POTENTIAL PURCHASER;

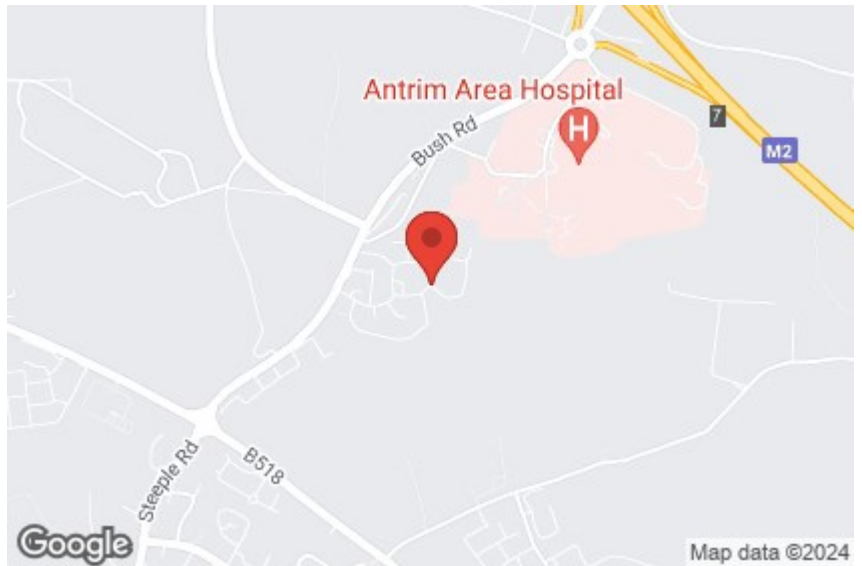
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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