

103 Bush Manor, Antrim, BT41 2WH



PRICE Offers Over £184,950

We are delighted to offer for sale this exceptionally well presented three bedroom semi detached house occupying a superb position with excellent sun orientation and privacy to the rear in this sought after residential development on the outskirts of Antrim town providing easy access to Antrim Area Hospital and the M2 motorway. Finished to a high standard, this stunning property offers well appointed living and bedroom accommodation with modern kitchen units finished in navy blue with integrated oven, hob, dishwasher, washing machine, fridge and freezer together with modern sanitary ware to the ground floor W/C and first floor family bathroom. In addition to the generous living room and master bedroom with ensuite making this the perfect home for first time buyers and young families alike.

Only on full internal inspection can one begin to appreciate the quality of this unique family home.

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 fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 15'7" x 10'7" with feature media wall
- Kitchen with informal dining area / Full range of navy blue high and low level units
- Integrated oven, hob, dishwasher, washing machine, fridge and freezer
- First floor landing
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite to include shower bath with curved screen / Mixer taps and shower over
- Fully enclosed and paved garden to rear with excellent sun orientation
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Excellent opportunity for first time buyers and young families alike

ACCOMMODATION

Tarmac drive to side with space for the up to two cars. Landscaped flower bedding and paved pathway to front door.

ENTRANCE HALL

Two panel double glazed composite door too welcoming entrance hall with fully tiled floor. Understairs storage cupboard. Single radiator.

LIVINGROOM

15'7" x 10'7" (4.752 x 3.240)

Feature media wall with wood panelling. Picture window. Double radiator.

GROUND FLOOR WC

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

KITCHEN / INFORMAL DINING AREA

17'11" x 9'7" (5.463 x 2.936)

Full range of high and low level kitchen units with 'Navy Shaker' style kitchen units with contrasting worktops and splashback board. One a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a low level combination oven and grill, a four ring halogen hob with stainless steel 'Pyramid' style overhead extractor fan and glass splashback, dishwasher, washing machine and fridge freezer. Low voltage downlights. PVC double glazed 'French' doors to rear garden. Double radiator.

FIRST FLOOR LANDING

Access to loft. Storage cupboard.

BEDROOM 1

11'1" x 9'10" (3.381 x 3.018)

Double radiator.

ENSUITE

Modern white suite comprising an enclosed shower unit with fully tiled walls and partially glazed sliding doors. Wall mounted wash hand basin with chrome mixer tap and tiled splashback. Low flush push button WC. Extractor fan. Low voltage downlights. Fully tiled floor. Extractor fan. Chrome towel radiator.

BEDROOM 2

9'7" x 9'2" (2.927 x 2.810)

Double radiator.

BEDROOM 3

9'7" x 8'4" (2.933 x 2.544)

Over stairs storage cupboard. Double radiator.

BATHROOM

6'7" x 6'4" (2.028 x 1.941)

Modern white suite comprising panel bath with shower over and partially glazed screen. Wall mounted wash hand basin with chrome mixer tap. Low flush push button WC. Extractor fan. Low voltage downlights. Fully tiled floor and walls. Chrome towel radiator.

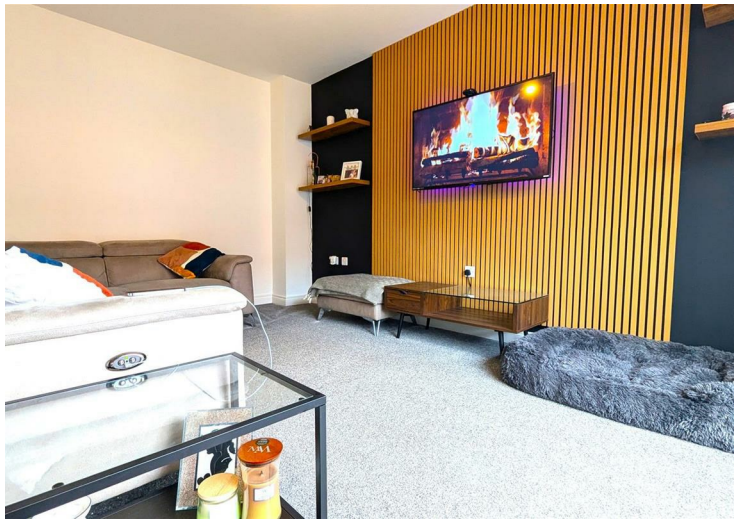
OUTSIDE REAR

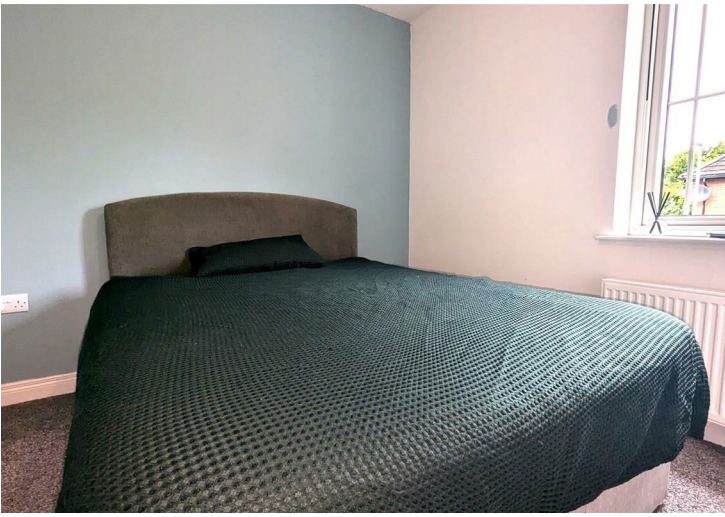
Fully enclosed rear garden offering excellent sun orientation and privacy. Paved patio area. Pedestrian gate to the front. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, furnishings can be discussed as an additional purchase.

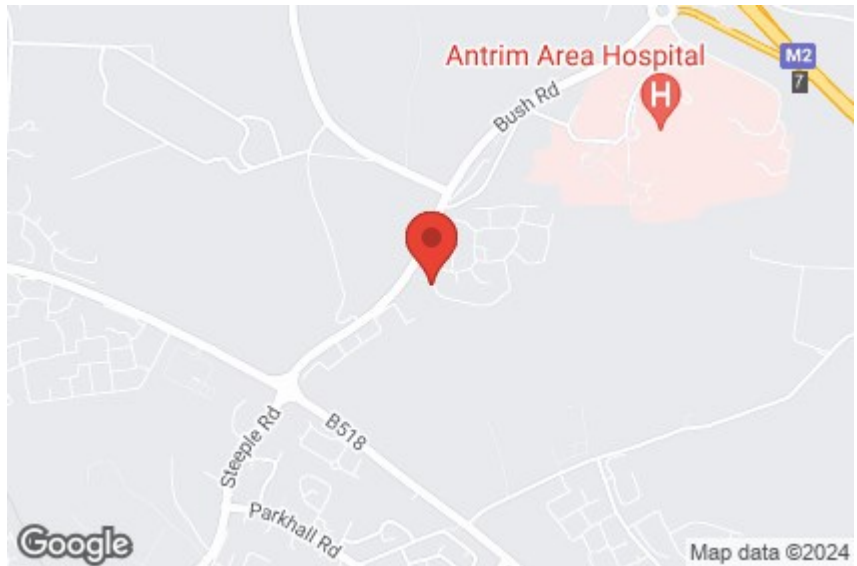
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



Mortgage **IQ**

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.

