

146 Bush Manor, Antrim, BT41 2UQ



PRICE Offers Over £199,950

Welcome to 146 Bush Manor, Antrim - a delightful property that exudes charm and comfort. This lovely house boasts 1 reception room, perfect for entertaining guests or relaxing with your family. With 4 spacious bedrooms, there's ample space for everyone to enjoy their own private sanctuary.

The property features 2 bathrooms, ensuring convenience and comfort for all residents. Situated in a prime cul-de-sac, you'll enjoy peace and tranquillity in this desirable location.

Conveniently located close to local transport facilities, amenities, Antrim Area hospital, and the M2 motorway, this house offers both convenience and accessibility. Whether you're commuting to work or running errands, everything you need is within reach.

Don't miss out on the opportunity to make this charming house your new home. Book a viewing today and experience the warmth and comfort that 146 Bush Manor has to offer.

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Ballyclare
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Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Attractive and deceptively spacious detached residence which is located in a prime cul-de-sac position
- Close proximity to local amenities, public transport routes and main commuter networks
- Generous entertainment sized lounge with feature fireplace
- Fitted kitchen with 'Shaker' style beech effect high and low level units / open plan space for informal dining
- First floor landing with access to partially floored loft
- Four well proportioned bedrooms / Master with ensuite
- Family bathroom with modern white suite
- Tarmac drive with space for several cars
- PVC double glazed windows and external doors / Oil-fired central heating with 'Grant' condensing combi boiler
- Excellent opportunity for first time buyers and growing families alike

ACCOMMODATION

ENTRANCE HALL

PVC double glazed door to large welcoming entrance hall. Stair case to first floor with moulded hand rail. Under stair storage cupboard. Wood laminate flooring. Single radiator.

Tarmac drive to side with space for up to 5 cars. Neat lawn. Brick Pavia pathway to front door with mixed stone border. Outside light.

LIVING ROOM

16'3" 13'4" (4.976 4.065)

Feature fire place with ornate wooden surround, cast iron inset and polished granite hearth. Dual aspect windows. Wood laminate flooring. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with "Victorian" style hot and cold taps. Low flush push button WC. Fully tiled floor. Extractor fan. Single radiator.

KITCHEN INTO INFORMAL DINING

20'5" x 14'0" (6.228 x 4.273)

Fully fitted range of high and low level "Beech" effect "Shaker" style kitchen units with contrasting worktops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a low level double oven and grill, four ring ceramic hob with stainless steel pyramid style over head extractor fan and fridge freezer. Space for washing machine. Fully tiled floor. Double radiator. Sliding double glazed PVC door to rear.

FIRST FLOOR LANDING

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

MASTER BEDROOM

11'7" x 10'6" (3.536 x 3.214)

Dual aspect windows. Double radiator.

ENSUITE

Modern white suite comprising a wall to wall shower with partially glazed sliding door and fully tiled walls. Pedestal wash hand basin with chrome hot and cold taps. Low flush push button WC. Extractor fan. Single radiator.

BEDROOM 2

11'8" x 11'6" (3.568 x 3.515)

Dual aspect windows. Double radiator.

BEDROOM 3

9'8" x 8'6" (2.950 x 2.612)

Single radiator.

BEDROOM 4

8'5" x 7'1" (2.590 x 2.176)

Single radiator.

BATHROOM

11'0" x 5'10" (3.369 x 1.784)

Modern white three piece suite comprising panelled bath with "Victorian" style mixer tap and shower attachment. Pedestal wash hand basin with "Victorian" style hot and cold taps. Low flush push button WC. Fully tiled walls. Extractor fan. Double radiator.

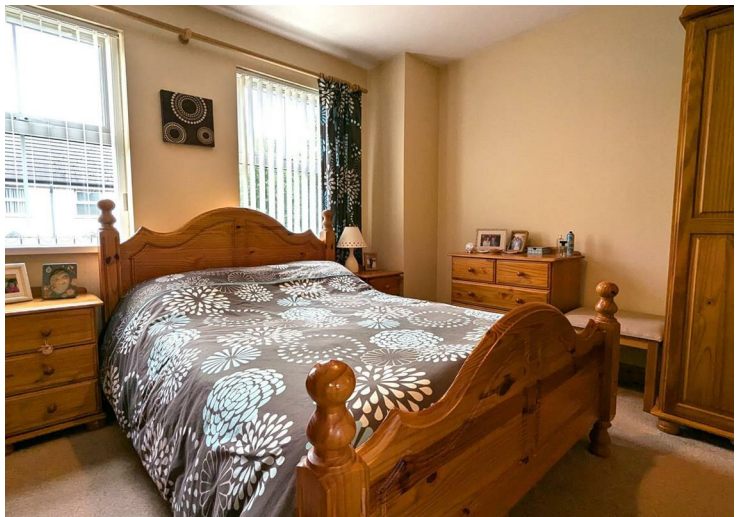
OUTSIDE REAR

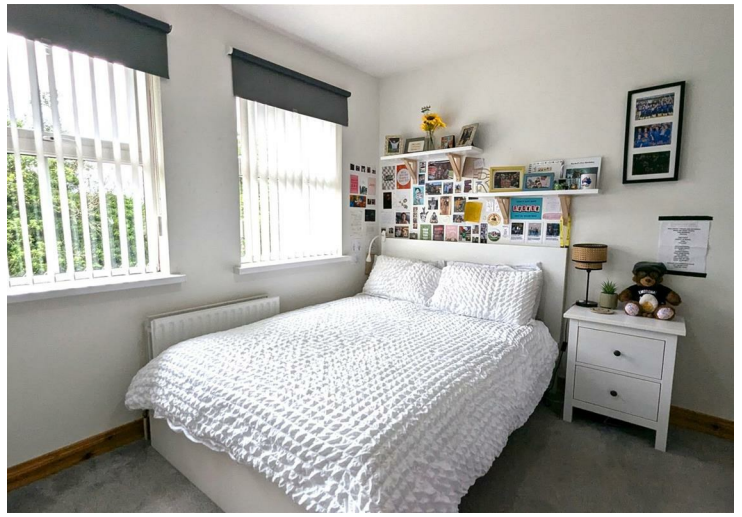
Fully enclosed rear garden offering excellent privacy. Mostly brick Pavia with centred circular neat lawn. Raised flower bedding. Mixed stone bordering. Outdoor combi condensing oil boiler. PVC oil tank. 6 Ft timber fencing. Pedestrian gate to front on either side.

PVC Double glazed windows and external doors. PVC soffits/fascia's.

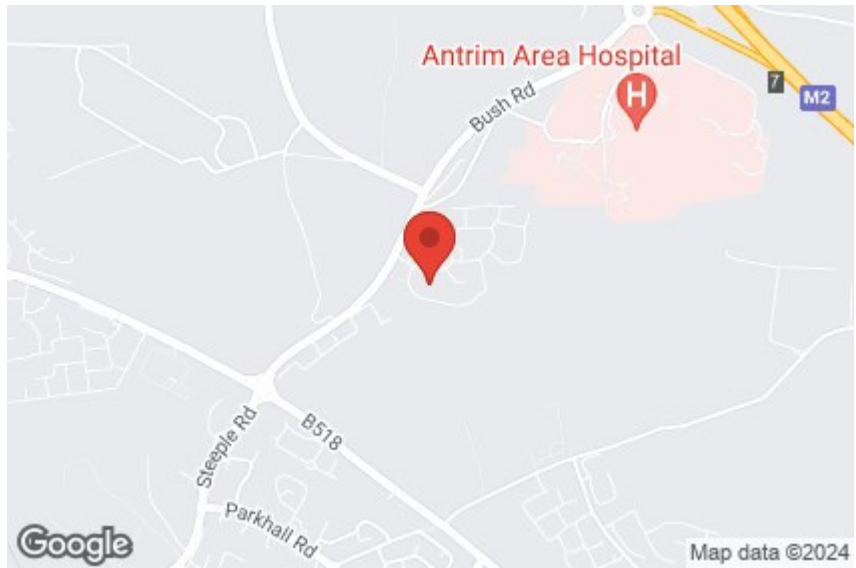
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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) A			
(81-91) B			
(69-80) C		69	70
(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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