

224 Bush Manor, Antrim, BT41 2UR



PRICE Offers Over £169,950

We are delighted to offer the opportunity to purchase this attractive and spacious mid townhouse , occupying a prime location within an ever popular residential development. Finished to an exceptional standard both inside and out, this stunning property is ideally suited to the first time buyer or young, professional couple who are looking for a quality home in a sought after residential location close to Antrim Area Hospital and the M2 motorway for commuting to Belfast. The property benefits from a mid grey "Shaker" style kitchen with full range of integrated appliances and opens through to a sunroom at the rear with French doors to the low maintenance garden. Upstairs the three well proportioned bedrooms are complimented by the contemporary style shower room suite. One can only begin to appreciate the quality of this superb family home following close internal inspection.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Ground floor W/C
- Living room 12'3" x 12'5" with feature wall panelling
- Kitchen with informal dining area
- Full range of mid grey "Shaker" style high and low level units / Integrated oven, hob, dishwasher, fridge, freezer and washer / dryer
- Open square archway to Sunroom with PVC double glazed French doors to rear
- First floor landing
- Three well proportioned bedrooms
- Shower room with modern white suite to include enclosed shower with fully tiled walls
- PVC double glazed windows / Oil-fired central heating
- Tarmac parking to front for two cars / Fully enclosed low maintenance garden to rear

ACCOMMODATION

Double glazed composite door to;

ENTRANCE HALL

Welcoming entrance hall with fully tiled floor. Stair case to first floor with moulded hand rail. Single radiator.

LIVING ROOM

12'3" x 12'5" (3.737 x 3.787)

(at max) Feature wood panelled wall. 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. Single radiator.

KITCHEN INTO INFORMAL DINING

14'10" x 11'11" (4.543 x 3.641)

Full range of mid grey "Shaker" style high and low level kitchen units with contrasting work tops. Single drainer black sink unit with chrome mixer tap. Integrated appliances to include a 4 ring gas hob with stainless steel splash back and stainless steel pyramid style over head extractor fan, low level combination oven and grill, slimline dish washer, fridge freezer and washing machine. Added kitchen peninsula with contemporary style low level kitchen units with contrasting work tops and "breakfast" bar style seating. Over counter lighting. Low level down lights. USB plug sockets. Fully tiled floor. Double radiator.

SUN ROOM

10'9" x 10'8" (3.292 x 3.275)

Feature wood panelled wall. PVC "French doors" to rear. Fully tiled floor. Double radiator.

FIRST FLOOR LANDING

Access to partially floored loft with lighting and pull down integrated ladder.

MASTER BEDROOM

13'7" x 10'3" (4.145 x 3.127)

Feature wood panelled wall. Over stair storage cupboard. Double radiator. USB plug sockets.

BEDROOM 2

10'2" x 12'4" (3.122 x 3.761)

(max) Double radiator.

BEDROOM 3

8'7" x 8'0" (2.632 x 2.459)

Double radiator

SHOWER ROOM

7'0" x 5'7" (2.137 x 1.727)

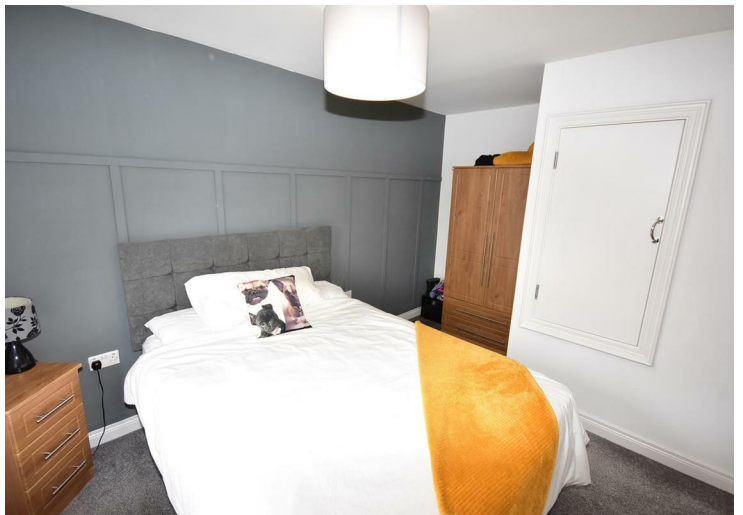
Modern white suite comprising enclosed shower with fully tiled walls and partially glazed sliding door. Pedestal wash hand basin with tiled splash back. Low flush push button WC. Low voltage down lights. Chrome towel radiator. Fully tiled floor. Extractor fan.

OUTSIDE

Fully enclosed rear garden with 6 Ft timber fencing and pedestrian gate to front. Neat lawn with well stocked flower bedding. PVC oil tank and oil boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

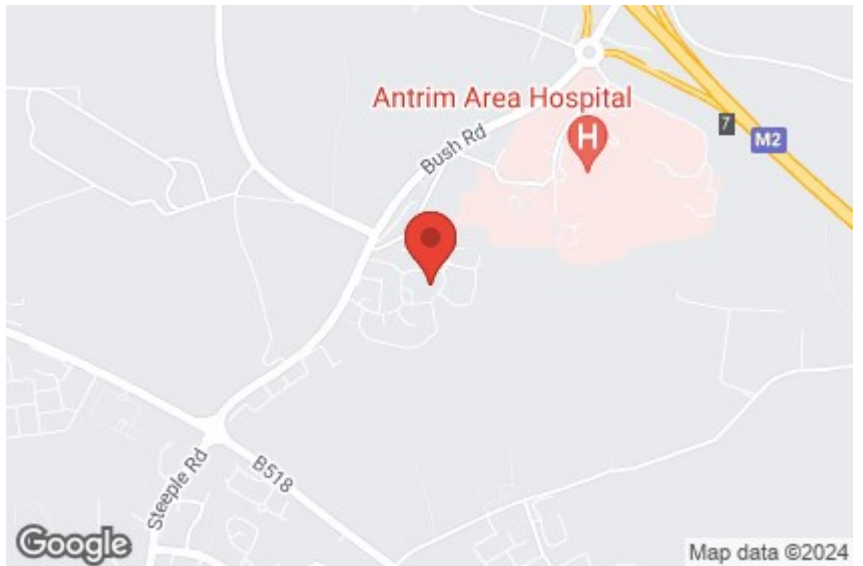
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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