

239 Bush Manor, Antrim, BT41 2UR



PRICE Offers Over £159,950

We are delighted to offer the opportunity to purchase this attractive and deceptively spacious semi-detached residence which is located on a prime site within an ever popular residential development and in close proximity to local amenities, public transport routes and main commuter networks. This well presented property benefits from three spacious bedrooms (master with ensuite), generous lounge with feature fireplace, fully fitted kitchen with open plan space for informal dining and a ground floor WC along with a three piece family bathroom. With the dwelling further boasting, oil fired central heating, a tarmac driveway and a fully enclosed garden to the rear this property is suitable for first time buyers, young families and investors alike.

Early viewing is strongly recommended.

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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Two panel glass door to Entrance Hall / Staircase to first floor
- Ground floor WC
- Living room 14'10" x 10'9" with open fire and feature surround / Polished granite hearth
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of mid 'Beech' effect high and low level units / Integrated oven and hob / Plumbed for washing machine and space for dryer and fridge freezer
- First floor landing with storage cupboard
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with white suite to include panel bath
- PVC double glazed windows and French doors / Oil-fired central heating / PVC fascia and soffits
- Off street parking for two cars / Garden to front in neat lawn / Fully enclosed garden to rear

ACCOMMODATION

Tarmac drive to side with space for up to three cars. Neat lawn. Paved pathway to front door. Outside light.

ENTRANCE HALL

Two panel glass door to entrance hall. Staircase to first floor with moulded handrail and turned balustrading. Single radiator.

GROUND FLOOR WC

Wash hand basin. Low flush WC.

LIVING ROOM

14'10" x 10'9" (4.536 x 3.290)

Feature open fire with cast iron inset, ornate wooden surround and polished granite hearth. Wood laminate flooring. Double radiator. Double doors too:

KITCHEN / INFORMAL DINING AREA

16'6" x 13'3" (5.05 x 4.042)

Full range of 'Beech' effect shaker high and low level kitchen units with contrasting worktops and complimentary splashback tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Space for washing machine, tumble dryer and dishwasher. Wood laminate flooring. Double radiator. Sliding PVC double glazed patio door too rear garden.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with shelving.

MASTER BEDROOM

10'11" x 10'6" (3.331 x 3.206)

Single radiator.

ENSUITE

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

BEDROOM 2

9'4" x 7'11" (2.847 x 2.430)

Single radiator.

BATHROOM

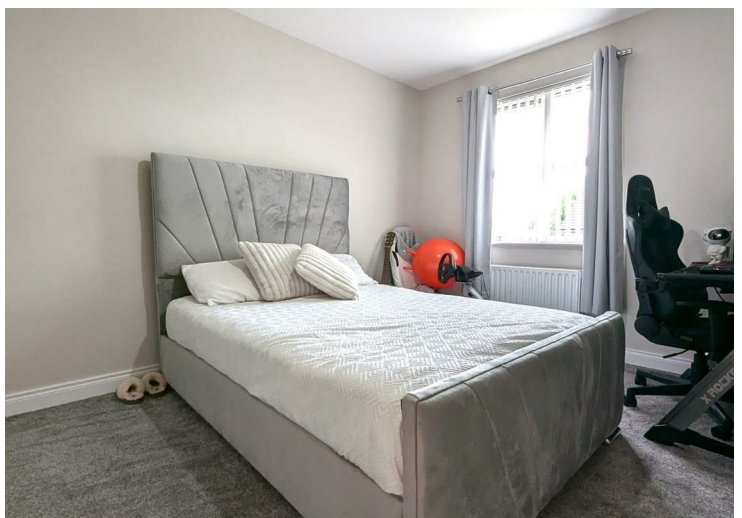
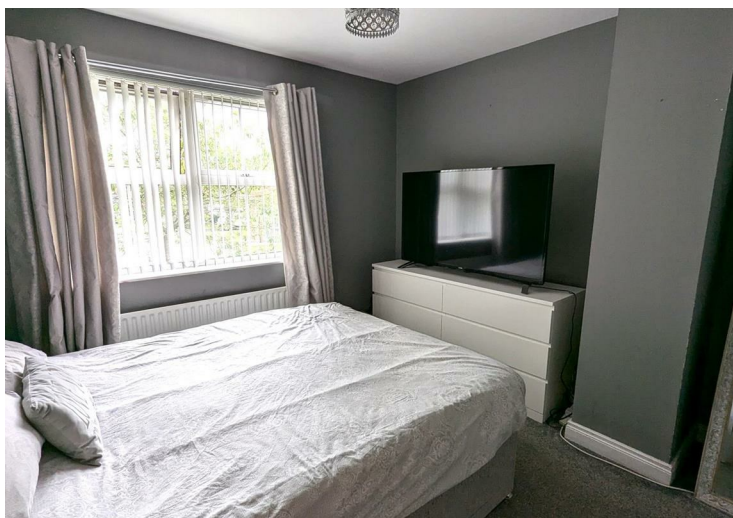
White suite comprising a panel bath with stainless steel hot and cold taps. Low flush push button WC. Extractor fan. Double radiator.

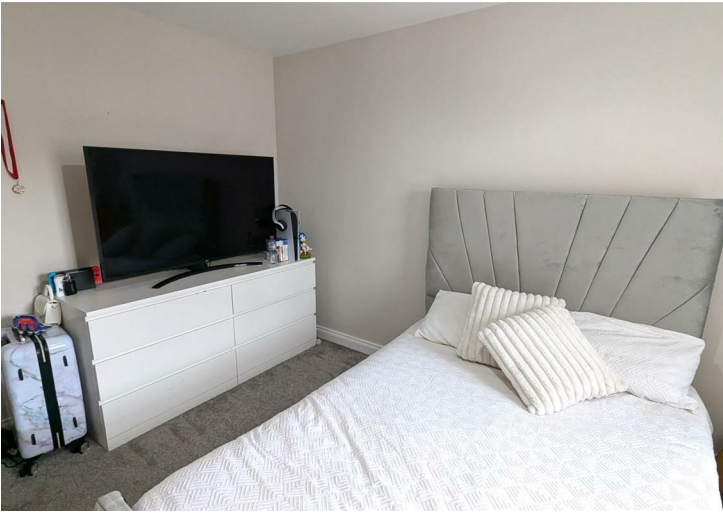
OUTSIDE REAR

Fully enclosed rear garden with 6ft timber fencing and pedestrian gate to front. Neat lawn. 'Warmflow' combi oil-fired boiler. Outside tap and light.

IMPORTANT NOTE FOR ALL POTENTIAL PURCHASERS;

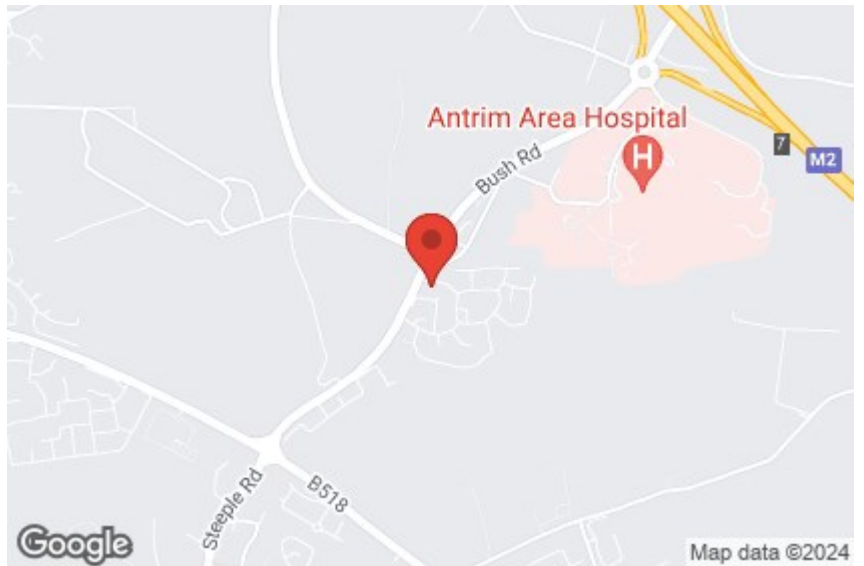
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

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



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