

## 163 Bush Manor, Antrim, BT41 2UQ



### PRICE Offers Over £189,950

We are delighted to offer for sale this charming three bedroom semi-detached property located in Bush Manor in Antrim, it is perfect for families seeking comfort and style.

Highlighting a sun room with excellent sun orientation which is a standout feature, allowing for plenty of natural light throughout the day. The spacious living room features a striking bay window enhancing the homes character and providing a view of the surroundings. This property boasts three well proportioned bedrooms, including a master bedroom with an en-suite bathroom for added convenience. This house combines practicality with a warm atmosphere, making it an ideal choice for first time buyers and growing families alike.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 5.463m x 3.711m (at max) with a feature bay window.
- Kitchen with informal dining area / Full range of mid grey high and low level units
- Integrated combination oven and grill, four ring halogen hob, dishwasher, washing dryer, fridge and freezer
- Sun room to rear offering excellent sun orientation.
- Three well proportioned bedrooms / Master with ensuite
- Modern white suite comprising of a 'p' shaped panel bath with chrome tap, mains shower, partially glazed screen and full tiled splashback.
- Fully enclosed rear garden offering excellent sun orientation with 6ft timber.
- 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

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Tarmac drive to front with space for up to two cars, Neat lawn well stocked hedging border. Paved pathway to:

### ENTRANCE HALL

Two panel double glazed composite front door to welcoming entrance hall. Fully tiled floor, Staircase to first floor with moulded handrail. Single radiator.

### LIVING ROOM

17'11" x 12'2" (at max) (5.463m x 3.711m (at max))  
Feature bay window. Double radiator.

### KITCHEN / INFORMAL DINING

17'10" x 8'10" (at max) (5.450m x 2.711m (at max))  
Fully tiled range of mid grey 'shaker' style high and low level kitchen units with brushed stainless steel handles and complimentary worktops and splashback stand. Single drainer stainless steel sink unit with chrome 'monobloc' mixer tap. Integrated appliances to include; a four ring halogen hob with stainless steel splashback and pyramid style overhead extractor, low level combination oven and grill, fridge freezer, dishwasher and washer dryer. Under stairs storage. Fully tiled floor. Low voltage down lights. Double radiator.

### GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with 'monobloc' chrome mixer tap, tiled splashback, low flush push button WC, extractor fan, fully tiled floor and a single radiator.

## SUNROOM

10'6" x 10'2" (3.206m x 3.104m)

PVC Double glazed 'french' patio doors to rear. fully tiled floor.

## FIRST FLOOR LANDING

Access to loft

## BEDROOM 1

11'2" x 9'7" (3.416m x 2.941m)

Double radiator.

## EN-SUITE

Modern white suite comprising of an enclosed corner shower with partially glazed sliding doors and fully tiled wall, Pedestal wash hand basin with chrome 'monobloc' mixer tap and tiled splashback. low flush push button WC, extractor fan, low voltage down lights, fully tiled floor, chrome towel radiator.

## BEDROOM 2

12'3" x 9'0" (3.744 x 2.746)

Over stairs storage. Double radiator.

## BEDROOM 3

8'9" x 8'6" (2.675m x 2.601m)

Double radiator.

## BATHROOM

6'3" x 6'2" (1.912m x 1.881m)

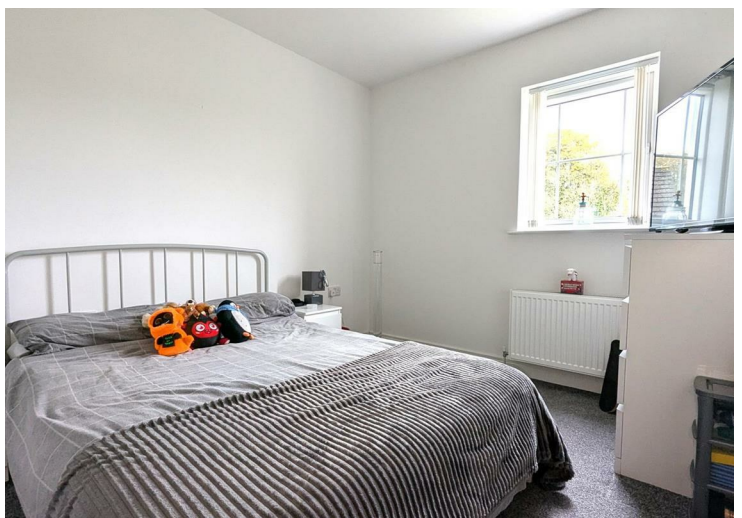
Modern white suite comprising of a 'p' shaped panel bath with chrome tap, mains shower, partially glazed screen and full tiled splashback. wall mounted wash hand basin with 'monobloc' chrome mixer tap and tiled splashback, low flush push button WC, low voltage down lights, extractor fan, fully tiled floor and chrome towel radiator.

## OUTSIDE REAR

Fully enclosed rear garden offering excellent sun orientation, neat lawn, paved patio, 6ft timber fencing and wall, 6ft timber pedestrian gate to front. PVC oil tank, 'warmflow' combi boiler and an outside light.

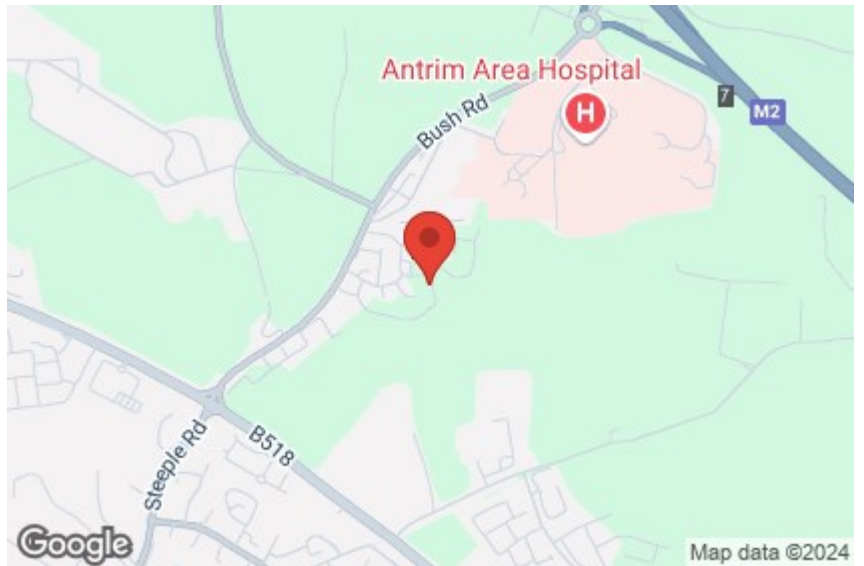
## IMPORTANT INFORMATION TO ALL POTENTIAL PURCHASERS

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) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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