

193 Bush Manor, Antrim, BT41 2UR



PRICE Offers Over £159,950

This is a superb opportunity to purchase an incredibly well presented three bedroom semi-detached occupying a low maintenance site with mostly paved, two tier front garden and stoned display area to the rear. Finished to a high standard both inside and out, the property benefits from PVC double glazed windows and recently installed French doors to the rear together with a modern shower room to the first floor with large format shower cubicle, glazed screen and thermostatic shower unit. Occupying a good position within this sought after residential development within easy access of Antrim Area Hospital and the M2 motorway, this property can only be fully appreciated following full internal inspection.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Ground floor W/C
- Living room 16'9 x 10'0 with feature fireplace / Open to;
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of light oak effect high and low level units / Integrated oven and hob
- First floor landing with access to built-in storage
- Three well proportioned bedrooms / Master with ensuite shower room
- Shower room with modern white suite to include large format shower tray, glazed panel and thermostatic shower unit
- PVC double glazed windows and French doors / Composite front door / Oil-fired central heating / Security alarm / PVC fascia and soffits
- Low maintenance gardens to front and rear / Good sun orientation / Excellent opportunity for First Time Buyers

ACCOMMODATION

Pitched and tiled entrance canopy. Composite entrance door with double glazed port light to:

ENTRANCE HALL

Wood laminate floor. Stair case to first floor with pine moulded hand rail and turned balustrade. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Wood laminate floor. Extractor fan. Single radiator.

LIVING ROOM

16'9 x 10'0 (5.11m x 3.05m)

Open fire with feature oak wooden surround and part polished cast iron inset. Double radiator. Open to:

KITCHEN WITH INFORMAL DINING

17'0 x 9'5 (5.18m x 2.87m)

Full range of light oak effect high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer tap. Integrated four ring halogen hob with stainless steel pyramid style over head extractor. Low level combination oven and grill. Plumbed for washing machine and space for fridge freezer. Part tiled walls to work surfaces. Wood laminate floor. PVC double glazed French doors to rear. Double radiator.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with shelving.

BEDROOM 1

11'2 x 9'10 (3.40m x 3.00m)

Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C, pedestal wash hand basin with tiled splash back and fully tiled shower cubicle with thermostatic shower and pivot and slide doors. Anti slip floor. Extractor fan. Single radiator.

BEDROOM 2

11'1 x 8'9 (3.38m x 2.67m)

Single radiator.

BEDROOM 3

8'0 x 7'0 (2.44m x 2.13m)

Single radiator.

SHOWER ROOM

6'10 x 6'2 (2.08m x 1.88m)

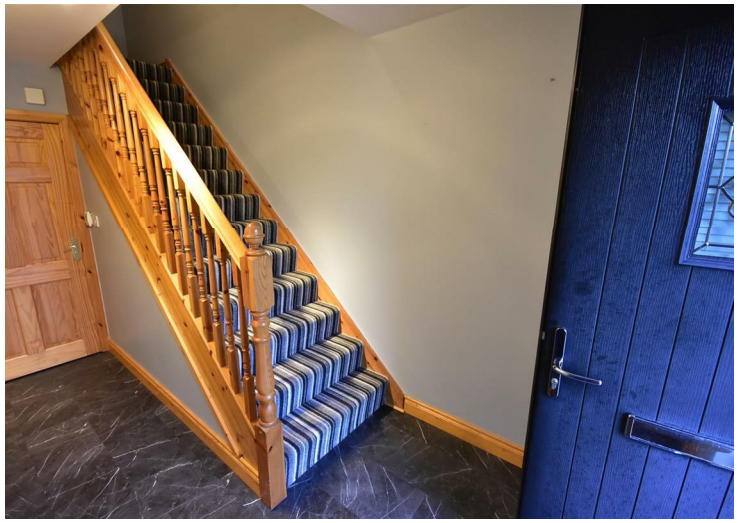
Modern white suite comprising large format shower tray with glazed panel, fully tiled walls and thermostatic shower unit. Fully tiled floor. Extractor fan. Heated towel rail. (No W/C)

OUTSIDE

Low maintenance garden to front in two tiered paving. Tarmac drive to side with off street parking for 1 car. Timber pedestrian gate and 6Ft. timber fencing to paved pathway opening onto low maintenance rear garden in decorative stone and paved patio. Concrete area with timber shed. 9'6 X 7'2 Outside tap and light. Prefabricated oil-fired boiler house. PVC tank. 6Ft. timber fencing.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	66
(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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