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ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



**ARMSTRONG
GORDON**



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		

BUSHMILLS

29 Bush Crescent

BT57 8AJ

Offers Over £174,500

028 7083 2000
www.armstronggordon.com

A delightful 3 bedroom detached house constructed by well known local builders, Armoy Homes. Offering bright and spacious accommodation throughout, the property offers a very tasteful interior and externally benefits from detached garage and garden area to front and rear. In good condition throughout, the property is located on the east side of Bushmills and close at hand is the village itself with a host of local amenities and tourist attractions including The Old Bushmills Distillery. Possibly suited as a holiday home, the property may also appeal to a first time buyer or young family.

Coming through the village of Bushmills on Main Street you will pass the Distillery which will be on your left hand side. Main Street will follow on to the Castlecatt Road. Take your fourth right after the distillery into Bush Gardens. Take your fourth right and No 29 will be located on your right hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
4'6 wide with tiled floor.

Lounge:
With built in brick fireplace with tiled hearth, wooden floor and patio doors leading to rear.
20'11 x 10'0



Kitchen/Dining:
With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated oven and hob, integrated microwave, under stairs storage cupboard, drawer bank, recessed lights and tiled floor. 20'3 x 11'11



Utility Room:
With high and low level built in units, plumbed for automatic washing machine, storage cupboard and tiled floor. 7'2 x 6'7



FIRST FLOOR:

Landing:

Bedroom 1:
With wooden floor. 11'5 x 9'5

Ensuite off with w.c., wash hand basin and fully tiled walk in shower cubicle.



Bedroom 2:
With built in wardrobe and wooden floor. 15'6 x 10'1



Bedroom 3:

8'11 x 9'8

**Bathroom:**

With white suite comprising w.c., wash hand basin, chrome telephone hand shower, fully clad over bath, shower over bath, half wood panelled walls and wood floor.

**EXTERIOR FEATURES:**

Outside to rear there is a fenced in garden with raised timber decking area. Outside to front there is a garden laid in lawn and tarmac driveway extending to detached garage with PVC roller door. 21'5 x 12'0

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows & Doors
- ** Detached Garage
- ** Good Decorative Order Throughout

TENURE:

To Be Confirmed

CAPITAL VALUE:

£130,000 (Rates:£1100. 58 p/a)

