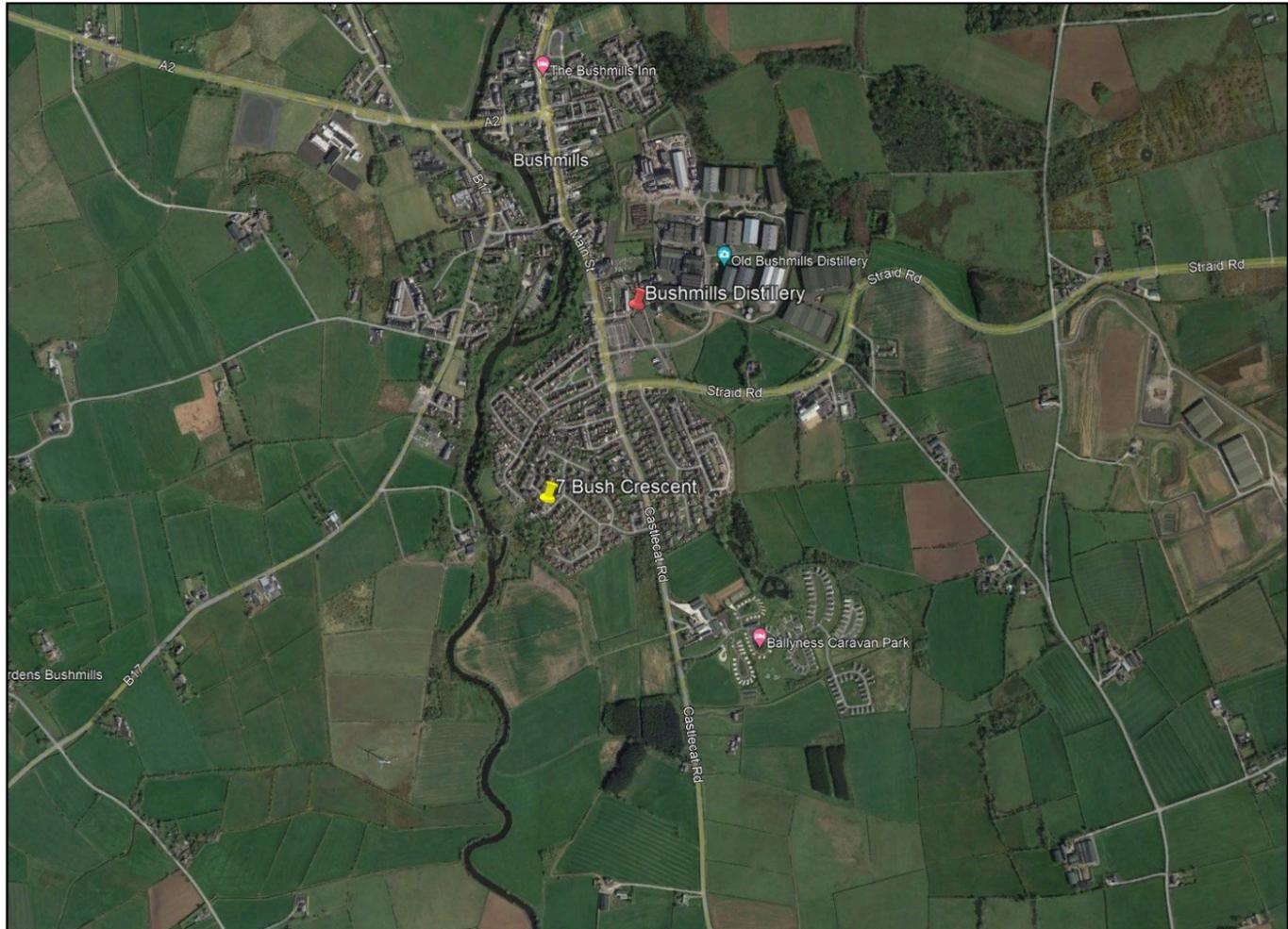




**Fitzgerald Financial Solutions**  
 Mortgage & Protection Advice  
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover  
 Income Protection - Buildings, Contents & Landlord Insurance  
 Medical Insurance

To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**ARMSTRONG GORDON**



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

64 The Promenade Portstewart BT55 7AF  
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		

**BUSHMILLS**

7 Bush Crescent

BT57 8AJ

Offers Over £185,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
 www.armstronggordon.com

A delightful three bedroom semi-detached house constructed by well known local builders, Armoey Homes. Offering bright and spacious accommodation throughout, the property offers a tasteful interior and externally benefits from garden area to front and rear. In good condition throughout, the property is located on the east side of Bushmills and nearby is the village itself with a host of local amenities and tourist attractions including the Old Bushmills Distillery. The property should 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 third left and No. 7 will be located on your right hand side towards the lower end of the cul de sac.

**ACCOMODDATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

6'1 with tiled floor.

**Separate W.C.:**

With wash hand basin with tiled splashback and tiled floor.

**Lounge:**

With wood surround fireplace with cast iron inset and tiled hearth and tiled floor. 15'10 x 10'8



**Kitchen/Dining Area:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for integrated fridge freezer, space for cooker, extractor fan above, drawer banks, tiled floor and PVC French doors leading to rear garden. 10'10 x 17'0



**Utility Room:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, space for tumble dryer and tiled floor. 7'3 x 5'5



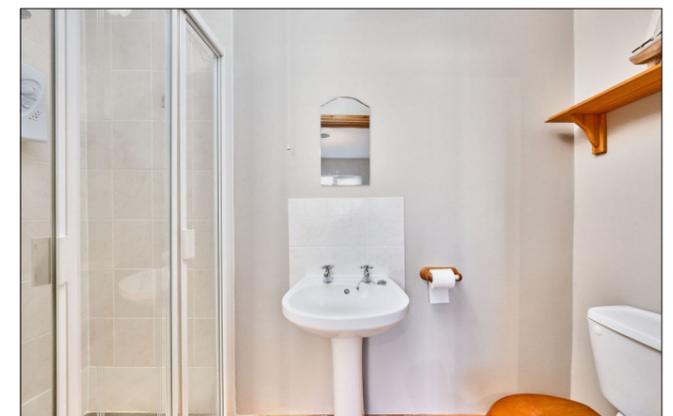
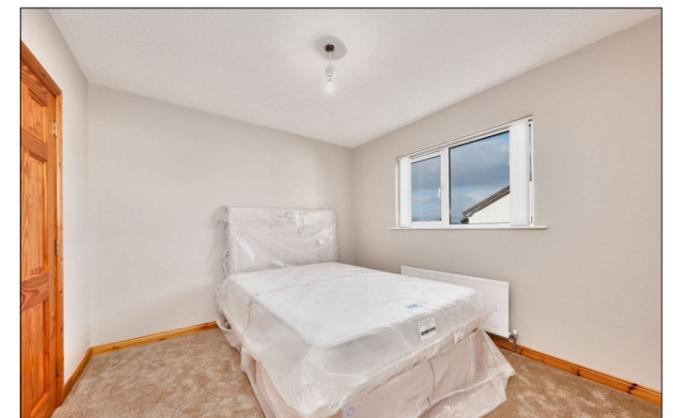
**FIRST FLOOR**

**Landing:**

**Bedroom 1:**

10'7 x 10'5

**Ensuite** off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and solid wood floor.



**Bedroom 2:**

12'4 x 9'8



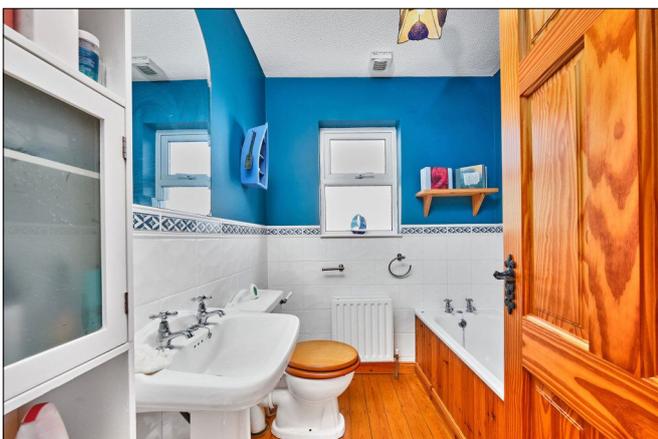
**Bedroom 3:**

With built in storage. 7'8 x 7'2



**Bathroom:**

With white suite comprising w.c., wash hand basin, half tiled walls, bath with wood panelled surround, extractor fan and solid wood floor.



**EXTERIOR FEATURES:**

Garden to rear is fenced in with tarmac parking space, shed, paved patio area and screened area. Light and tap to rear. Garden to front is laid in lawn with paved path with lights.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Space For Garage
- \*\* Popular Residential Area

**TENURE:**

Freehold

**CAPITAL VALUE:**

£97,500 (Rates: £907.24 p/a approx.)

