



8 BUSH CRESCENT, BUSHMILLS



X 3



X 2



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	73

OFFERS OVER £199,950

8 BUSH CRESCENT, BUSHMILLS

This immaculately presented semi-detached home is situated in a popular residential area of Bushmills. The property offers an open plan kitchen with dining area, a separate lounge with a multifuel burning stove, a conservatory and a utility room on the ground floor. Upstairs, there are three bedrooms, including one with an ensuite, as well as the main bathroom. The low maintenance, south facing patio garden and detached garage add further appeal. Ideally located close to the town, this home is within easy reach of the many stunning coastal attractions along the North Antrim coast.

FEATURES

- Gas mains central heating.
- Double glazing in uPVC frames.
- Landscaped patio garden to the rear.
- Driveway to the side with parking for several cars.
- Detached single garage.
- 5 KW multi fuel stove.
- Plantation shutters throughout.
- Solid Oak interior doors.

ADDITIONAL INFORMATION

ANNUAL RATES: £931.38

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444
E: portstewart@philiptweedie.com
W: www.philiptweedie.com

ACCOMMODATION

ENTRANCE HALL

Solid wood flooring.

LOUNGE

4.82 m x 3.27 m (15'10" x 10'9")

5KW multi fuel stove set on a granite hearth & wooden mantle; solid wood flooring.

DINING KITCHEN

3.17 m x 5.27 m (10'5" x 17'3")

Range of fitted units; laminate work surfaces; stainless steel sink unit; integrated undercounter fridge, dishwasher; fitted double oven; electric hob with extractor unit over; open to dining area; glass panel doors leading to the conservatory; wood effect tiled floor; part tiled walls.

CONSERVATORY

2.61 m x 2.16 m (8'7" x 7'1")

Patio doors leading to the rear; tiled floor.

UTILITY ROOM

1.67 m x 2.22 m (5'6" x 7'3")

Range of fitted units; laminate work surfaces; plumbed for washing machine; stainless steel sink; gas boiler cupboard; door to the side; wood effect tiled floor; part tiled walls.

DOWNSTAIRS WC

1.31 m x 0.78 m (4'4" x 2'7")

Toilet; wash hand basin; tiled floor; extractor fan.

FIRST FLOOR

LANDING

()

Slingsby ladder access to part floored roof space; shelved linen cupboard.

BEDROOM 1

3.16 m x 3.15 m (10'4" x 10'4")

Double bedroom to the rear; fitted wardrobe; solid wood flooring.

ENSUITE

0.98 m x 2.42 m (3'3" x 7'11")

Panelled shower cubicle; toilet; wash hand basin; solid wood flooring; extractor fan.

BEDROOM 2

3.76 m x 2.88 m (12'4" x 9'5")

Double bedroom to the front; range of fitted furniture; solid wood flooring.

BEDROOM 3

2.32 m x 2.25 m (7'7" x 7'5")

Single bedroom to the front; built in cupboard; solid wood flooring.

BATHROOM

1.93 m x 1.96 m (6'4" x 6'5")

Large tiled shower cubicle; toilet; vanity unit with wash hand basin; Anthracite grey towel radiator; back lit mirror; fully tiled walls; tiled floor; extractor fan.

EXTERIOR

GARAGE

5.77 m x 3.46 m (18'11" x 11'4")

Single garage; roller door; concrete floor; power & light.

OUTSIDE FEATURES

- Fully enclosed South West facing patio garden to the rear.
- Small lawn area to the front.
- Tarmac driveway & parking area.
- Timber shed.
- Outside light & tap.



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser 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; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

PHOTOS

