

196 Bush Manor, Antrim, County Antrim, BT41 2UR



PRICE Offers Over £154,950

This is an excellent opportunity to purchase a well appointed three bedroom semi-detached house occupying an excellent position within this sought after residential development overlooking a mature wooded area to the front and with excellent sun orientation to the rear. Finished to a high standard throughout the property benefits from PVC double glazed windows and French doors to the rear together with a recently installed composite door to the front. With mid oak effect high and low level kitchen units and integrated oven and hob plus modern white sanitary ware to the ground floor W/C, family bathroom and ensuite to the master bedroom, this property should appeal to a wide range of potential purchasers.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Composite entrance door to Entrance Hall with wood laminate floor / Staircase to first floor
- Walk-in cloaks with Ground floor W/C
- Living room 16'3 x 10'1 with open fire and feature surround / Polished granite hearth
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of mid oak effect high and low level units / Integrated oven and hob / Plumbed for washing machine and space for dryer and fridge freezer
- First floor landing with storage cupboard
- Three well proportioned bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- PVC double glazed windows and French doors / Composite front door / Oil-fired central heating / PVC fascia and soffits / Seamless aluminium guttering
- Off street parking for two cars / Garden to front in neat lawn / Fully enclosed and landscaped gardens to rear / Open aspect to front overlooking wooded area

ACCOMMODATION

Pitched and tiled entrance canopy. Composite entrance door in mid grey coloured wood grain effect with double glazed insets to:

ENTRANCE HALL

Wood laminate floor. Staircase 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

16'3 x 10'1 (4.95m x 3.07m)

Open fire with feature wooden surround and part polished cast iron inset. Polished granite hearth. Double radiator.

KITCHEN INTO INFORMAL DINING AREA

16'11 x 9'7 (5.16m x 2.92m)

(max) Full range of mid oak effect high and low level units with feature handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with part glazed over head extractor. Low level combination oven and grill. Plumbed for washing machine. Space for dryer and fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. Double radiator. PVC double glazed French doors to rear.

FIRST FLOOR LANDING

Door to storage. Access to loft.

BEDROOM 1

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

Limed oak effect wood laminate floor. Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower unit and pivot and slide cubicle door. Extractor fan. Single radiator.

BEDROOM 2

11'1 x 9'11 (3.38m x 3.02m)

Wood laminate floor. Single radiator.

BEDROOM 3

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

Wood laminate floor. Single radiator.

BATHROOM

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

Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Push button low flush W/C and pedestal wash hand basin. Part tiled walls to bath and wash hand basin splash backs. Double radiator.

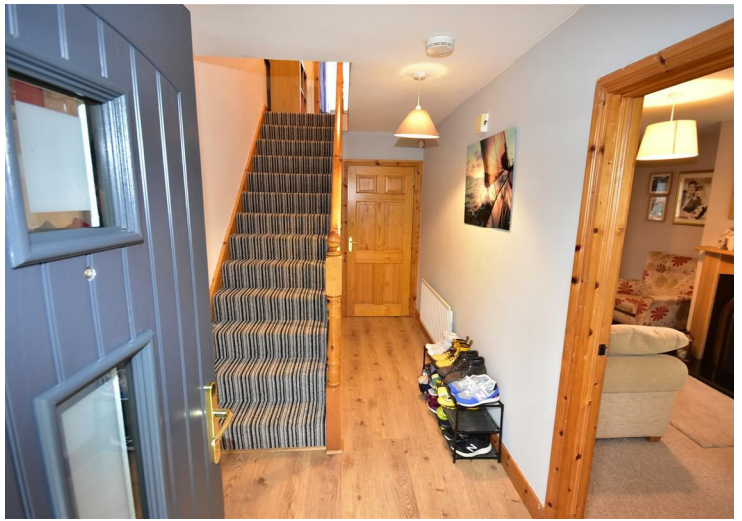
OUTSIDE

Garden to front in neat lawn and kerbed edging. Small shrub display to corner. Tarmac drive to side with off street parking for 2 cars. Paved pathway. Timber pedestrian gate and side panel to:

Fully enclosed and landscaped garden to rear with paved patio. Prefabricated oil fired boiler house. Low level timber fencing to enclosed garden in neat lawn. PVC tank. Steps up to slightly raised pink stone display area. 6Ft. timber fencing. Outside light and taps.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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