

## 131 Bush Park, Antrim, BT41 1BY



### PRICE Offers Over £99,950

We are delighted to offer for sale this well proportioned three bedroom mid terrace in the much sought after Bush Park, Antrim which presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious lounge, perfect for relaxation and entertaining, alongside a generously sized kitchen that includes informal dining space, making it ideal for family gatherings or casual meals.

The residence features three well-proportioned bedrooms, each equipped with integrated storage solutions, ensuring ample space for your belongings. The layout is practical, with a ground floor WC and an easily accessible shower room located on the first floor, catering to the needs of modern living.

While the property is in need of cosmetic renovation, it offers a blank canvas for those looking to personalise their home to their taste. With its good-sized rooms and thoughtful design, this house is brimming with potential. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this home in Bush Park is certainly worth considering.

Early viewing is strongly recommended.

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## FEATURES

- Double glazed composite door to entrance hall
- Spacious living room 11'7" x 12'1" with feature electric fire
- Large family Kitchen 19'7" x 13'0" with peninsula and Informal dining area
- Full range of 'Shaker' style high and low level units
- Integrated oven / hob and space for fridge freezer and washing machine
- Rear hall leading to ground floor WC
- Three well proportioned bedrooms all with integrated storage
- First floor shower room with easy access shower
- Fully enclosed an full concrete rear garden offering low maintenance
- Excellent opportunity for first time buyers and investors alike

## ACCOMMODATION

### FRONT GARDEN

Mostly enclosed and mostly paved front garden, with raised mixed stone bedding to side. Steps to:

### ENTRANCE HALL

Composite double glazed door to entrance. Staircase to first floor with handrail. Storage cupboard with gas boiler and a single radiator.

### LIVING ROOM

11'7" x 12'1" (3.532 x 3.693)

Feature electric fire with wooden surround. Wood laminate flooring and a single radiator.

### KITCHEN / INFORMAL DINING

19'7" x 13'0" (5.983 x 3.977)

Full range of 'shaker' style high and low level kitchen units, with complimentary worktops and contrasting splash back tiling. Single drainer, stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with concealed extractor fan over. Low level combined oven / grill. Space for fridge freezer and washing machine. Low level understairs storage. Hot press with insulated copper cylinder. Integrated wine rack and kitchen peninsula. Wood laminate flooring to dining area. Single radiator and a door leading to:

### REAR HALL

Fully tiled floor and a single radiator. Hardwood door with sidelight to rear garden.



## GROUND FLOOR W/C

White suite comprising a wall mounted wash hand-basin, with stainless steel tap and low-flush push-button W/C. Fully tiled walls and floors.

## FIRST FLOOR LANDING

Access to loft

## BEDROOM 1

14'9" x 8'6" (4.497 x 2.595)

Integrated storage cupboard and single radiator.

## BEDROOM 2

12'11" x 9'11" (3.950 x 3.047)

Integrated storage cupboard and single radiator.

## BEDROOM 3

11'6" x 10'11" (3.518 x 3.339)

Integrated storage cupboard and single radiator.

## SHOWER ROOM

9'1" x 5'4" (2.782 x 1.631)

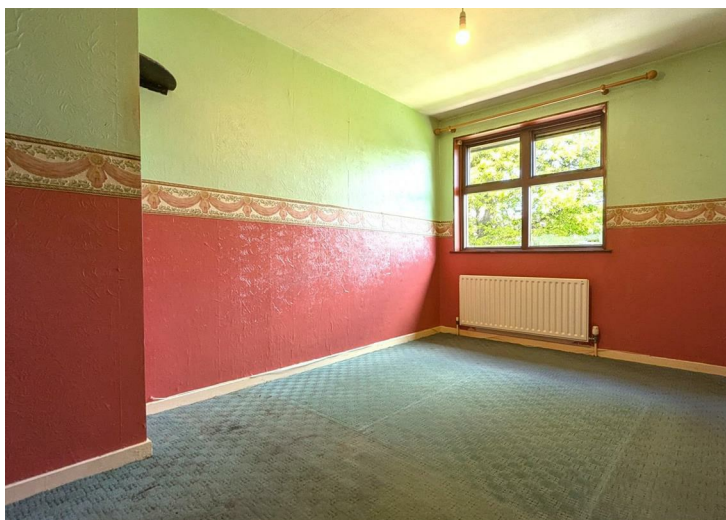
Modern white suite comprising a wet room, easy access shower with 'Triton Omnicare' electric shower. Pedestal wash hand-basin with chrome hot and cold taps. Low-level push button W/C. Anti-slip flooring and a chrome towel radiator.

## REAR GARDEN

Fully paved rear garden with two large storage sheds. Timber pedestrian gate to rear. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property. In addition boundary pictures are for illustrative purposes only.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(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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