

## 72 Bush Manor, Antrim, BT41 2WG



### PRICE Offers Over £189,950

We are delighted to offer the opportunity to purchase this attractive and spacious semi detached villa finished to an exacting standard, occupying a prime location within an ever popular residential development and in close proximity to main commuter networks, public transport routes and local amenities. This beautifully presented property benefits from three generous bedrooms , a spacious lounge, contemporary fitted kitchen with space for informal dining and a generous sunroom. With the dwelling further boasting a downstairs w.c, driveway with ample space for two vehicles, well landscaped exterior and aspect woodland to front elevation. This property would be an ideal purchase for a first time buyer or growing family and early viewing is strongly recommended.

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## FEATURES

- Entrance hall/ Stair case to first floor
- Living room with feature fire place
- Kitchen with informal dining area/ Full range of cream coloured "Shaker" style high and low level units/ Ground floor WC
- Integrated oven, hob, dish washer, fridge, freezer and washer machine
- Open to sun room with PVC double glazed French doors to rear
- First floor landing with access to partially floored loft
- Three well proportioned bedrooms
- Bathroom with luxury white suite to include shower bath
- PVC double glazed windows and French doors/ Oil fired central heating/ Security alarm
- Tarmac off street parking for two cars/ Space for garage/ Generous large paved patio area to the rear

## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed front door. Stair case to first floor. Small double radiator. Alarm panel. Fully tiled floor.

### LIVING ROOM

**16'11" x 11'6" (5.18 x 3.51)**

Feature fire place with electric fire. Double radiator.

### KITCHEN WITH INFORMAL DINING

Full range of cream coloured "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. Peninsula with additional storage, work surfaces and wine rack. Pantry cupboards. One and a half bowl single drainer stainless steel sink unit and chrome mixer taps. Integrated four ring halogen hob with stainless steel and glass overhead extractor fan. Low level combination oven and grill. Integrated dish washer, washing machine, fridge and freezer. Part tiled walls to work surfaces. Low voltage down lights. Double radiator. Tiled through to:

### SUN ROOM

**10'4" x 9'8" (3.15 x 2.95)**

Low voltage down lights. PVC double glazed French doors to rear. Double radiator. Fully tiled floor.

### GROUND FLOOR WC

Modern white suite comprising low flush push button WC and pedestal wash hand basin with "monobloc" chrome mixer tap. Tiled splash back to sink. Fully tiled floor. Single radiator.



## FIRST FLOOR LANDING

Single radiator. Access to partially floored loft.

## BEDROOM 1

15'11 x 8'3 (4.85m x 2.51m)

Single radiator.

## BEDROOM 2

13'4 x 8'3 (4.06m x 2.51m)

Single radiator. Views towards wooded area.

## BEDROOM 3

11' x 6'8 (3.35m x 2.03m)

Single radiator.

## BATHROOM

Modern white suite comprising "P" shaped panel bath with glazed screen and thermostatic shower unit. Mostly tiled walls to bath area. Low flush push button WC and half pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splash back. Fully tiled floor. Extractor fan. Low voltage down lights. Over stair storage cupboard. European shaver plugs. Chrome heated towel rail.

## EXTERNAL

Tarmac drive to side with off street parking for two cars. Timber pedestrian gate with access to: 5 Ft timber fencing. Oil fired condensing boiler. PVC tank. Feature walling and stepped. Generous large paved patio area to the rear with raised flower bed bank. Outside tap and lights and ducted electric to shed.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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