

60 Bush Manor, Antrim, BT41 2UA



**PRICE Offers Over
£169,950**



We are delighted to offer for sale 60 Bush Manor, Antrim

This beautifully presented three-bedroom end townhouse offers stylish living in a highly sought-after development within walking distance to Antrim Area Hospital and close proximity to local transport facilities, schools and shopping such as The Junction Outlet.

The property features a bright and spacious lounge, a generous modern kitchen fitted with a full complement of integrated appliances, and a striking central island with additional storage and breakfast bar seating. In addition the superb sunroom to the rear provides the perfect space to relax or entertain. Upstairs, three well-proportioned bedrooms are complemented by a contemporary family bathroom with a panel bath and shower over. Externally, the fully enclosed rear garden enjoys excellent sun orientation, making it ideal for outdoor living and entertaining.

Perfect for first time buyers and young families alike, early viewing is strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Ground floor W/C
- Generous Living room into bay window 14'8" x 12'7" (at max)
- Fully fitted shaker style kitchen with a large kitchen island featuring a polished granite worktop
- Full range of integrated appliances to include an oven, hob, fridge freezer, dishwasher and washing machine
- Open square archway to Sunroom with PVC double glazed French doors to rear
- First floor landing with access to loft
- Three well proportioned bedrooms
- Family bathroom with modern white suite to include a 'P' shaped panel bath with shower over
- PVC double glazed windows / Oil-fired central heating / High energy efficiency
- Tarmac parking to side with space for three cars / Fully enclosed low maintenance gardens to rear with excellent sun orientation

ACCOMMODATION

OUTSIDE FRONT

Tarmac drive to the side with space for up to three cars. Neat lawn. Brick Pavia patio leading to the front door. Outside lighting.

ENTRANCE HALL

Hardwood double glazed door to entrance hall with fully tiled floor. Staircase to first floor with moulded handrail.

LIVING ROOM

14'8" x 12'7" (at max) (4.474 x 3.840 (at max))

(Into bay). Wood laminate flooring. Double radiator.

GROUND FLOOR WC

Modern white suite comprising a pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor. Extractor fan. Single radiator.

KITCHEN WITH INFORMAL DINING

14'0" x 12'1" (4.291 x 3.689)

Full range of white 'Shaker' style high and low level kitchen units with complimentary worktops and splashback tiling. Kitchen island with solid oak 'Shaker' style doors and polished granite work surfaces offering additional storage and breakfast bar style seating. Over counter lighting. Integrated appliances to include a four ring halogen hob with part glass and part stainless steel overhead extractor fan. Low level combination oven and grill, fridge freezer, dishwasher and washing machine. Fully tiled floor. Low voltage downlights. Understairs storage cupboard. Double radiator. Open to:-

SUNROOM

10'5" x 10'4" (3.192 x 3.170)

Fully tiled floor. Double radiator. PVC double glazed door to the rear.

FIRST FLOOR LANDING

Access to loft.

PRICIPAL BEDROOM

13'10" x 10'7" (at max) (4.232 x 3.250 (at max))

Single radiator.

BEDROOM 2

12'4" x 8'1" (3.775 x 2.487)

Single radiator.

BEDROOM 3

8'10" x 8'2" (2.694 x 2.492)

Single radiator.

BATHROOM

7'1" x 6'8" (2.171 x 2.042)

Modern white suite comprising a 'P' shaped panel bath with centred chrome mixer tap, shower over with 'Rainfall' shower head, secondary attachment, glazed screen and fully tiled splashback. Hal pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor. Low voltage downlights. Extractor fan. Chrome towel radiator.

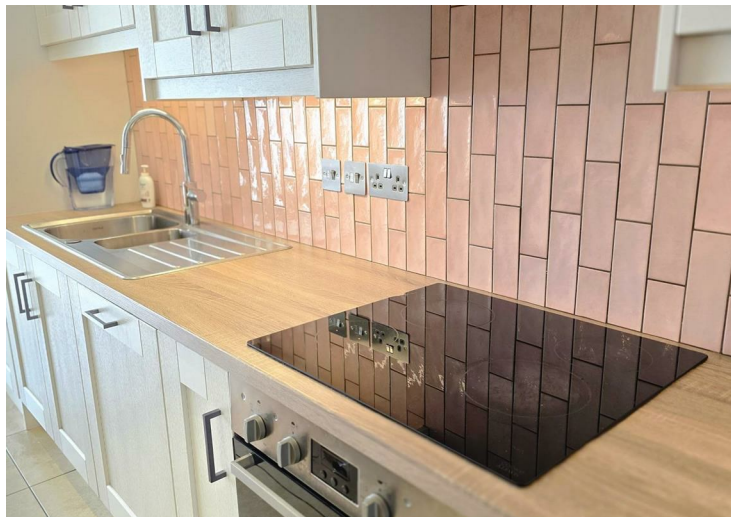
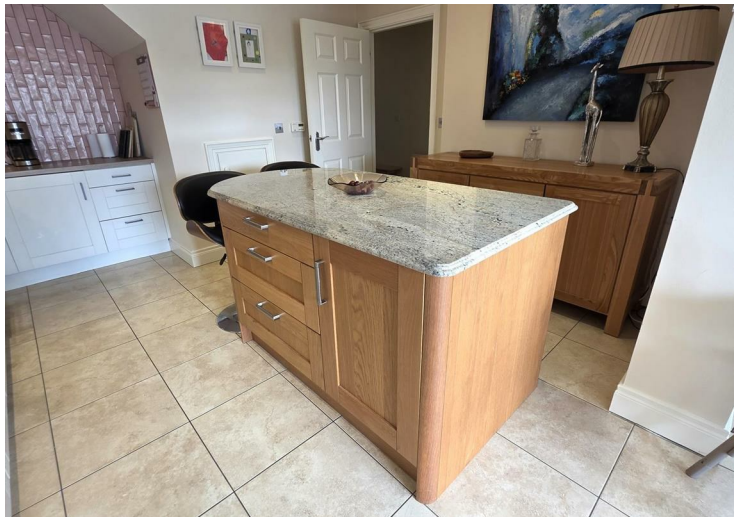
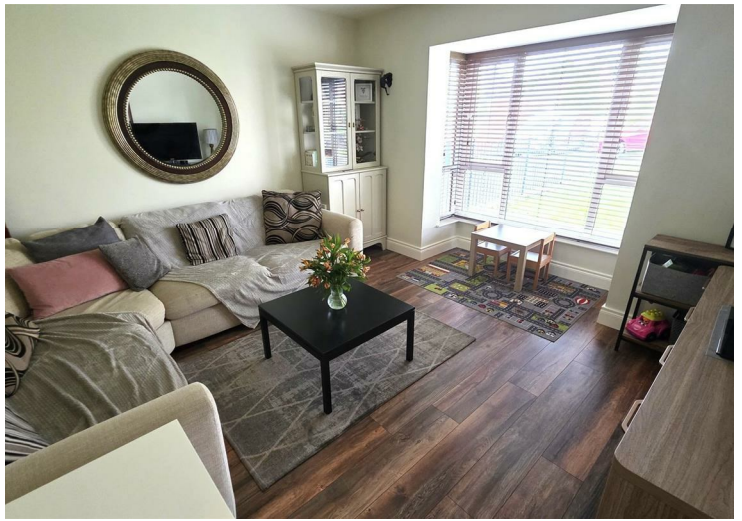
OUTSIDE REAR

Fully enclosed rear garden offering superb sun orientation. 6Ft timber fencing and pedestrian gate to the front. Large paved patio. Neat lawn. Outside tap and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 76 |
| (55-68) D | | |
| (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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