

## 70 Bush Manor, Antrim, BT41 2WG



### PRICE Offers Over £279,950

This is an amazing opportunity to purchase what is undoubtedly one of the best presented three bedroom detached houses in the Antrim area constructed by Lagan Homes to an exacting standard and meticulously maintained and updated by it's current owners. Finished to a high level both inside and out, this beautiful home benefits from a luxury bathroom and ensuite together with a superb kitchen with full range of integrated appliances. Outside, the generous site has allowed for double tarmac driveways, one to either side of the property with access to a detached garage and fully enclosed garden to the rear in neat lawn, paved patio and additional raised patio.

Only on full internal inspection can one fully appreciate the quality of this exceptional family home. Early viewing strongly recommended.

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## FEATURES

- Spacious entrance hall with walnut coloured wood laminate floor / Staircase to first floor
- Ground floor W/C
- Living room with feature media wall / Inset electric stove / Walnut coloured wood laminate floor / Dual aspect windows
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of cream coloured Shaker style high and low level units / Fully tiled floor
- Integrated oven, hob, fridge, freezer, microwave, dishwasher and washing machine
- Three well proportioned bedrooms / Principle with ensuite shower room
- Bathroom with luxury white suite to include shower bath and screen
- PVC double glazed windows and French doors / Oil-fired central heating / Security alarm
- Drive way to either side providing substantial off-street parking and access to detached garage / Large enclosed garden to rear

## ACCOMMODATION

Hardwood 4 panel entrance door with overlight to:-

### ENTRANCE HALL

Partially tiled floor. Staircase to first floor with painted moulded hand rail and contrasting white turned balustrading. Walnut wood laminate floor. Understair storage. Double radiator.

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and corner pedestal wash hand basin with mixer taps and tiled splash back. Fully tiled floor. Extractor fan. Low voltage down lights. Single radiator.

### LIVING ROOM

**16'4" x 12'8" (4.98 x 3.86)**

(into bay). Media wall with space for 60" TV, walnut coloured mantle and inset space for electric stove. Slate hearth. Walnut wood laminate flooring. Dual aspect windows. Double radiator.

### KITCHEN WITH INFORMAL DINING

**23'9" x 10'8" (7.24 x 3.25)**

Full range of cream coloured Shaker style high and low level units with chrome handles and complimentary work surfaces. One and a half bowl single drainer stainless steel sink unit and mixer taps. Integrated 4 ring gas hob with feature stainless steel and glass over head extractor fan. Low level combination oven and grill. Integrated microwave, fridge, freezer, dishwasher and washing machine. Partially tiled walls to work surface. Fully tiled floor. Low voltage down lights. Double radiator. PVC double glazed French doors to rear.

## FIRST FLOOR LANDING

Storage cupboard. Access to loft.

## BEDROOM 1

14'1" x 10'10" (4.29 x 3.30)

Dual aspect windows. Single radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C, pedestal wash hand basin with monobloc mixer taps and composite wall tiling to shower cubicle with thermostatic unit and sliding cubicle door. Composite tiled floor. Polished chrome heated towel rail. Low voltage down lights. Extractor fan.

## BEDROOM 2

14'3" x 9'3" (4.34 x 2.82)

Dual aspect windows. Single radiator.

## BEDROOM 3

9'3" x 8'8" (2.82 x 2.64)

Single radiator.

## BATHROOM

Modern white suite comprising double ended shower bath with offset taps and thermostatic shower unit. Glazed screen. Push button low flush W/C and pedestal wash hand basin with monobloc mixer taps and tied splashback. Chrome heated towel rail. Feature cream coloured "metro" style tiled walls to bath area. Fully tiled floor. Extractor fan. Low voltage down lights.

## OUTSIDE

Double tarmac driveways to either side providing off-street parking and access to detached garage. Timber pedestrian gates to either side accessing fully enclosed garden at rear in neat lawn, paved patio and additional raised patio area. Pre-fabricated oil-fired boiler house. Raised border and 6ft timber fencing. PVC tank. Outside tap and light.

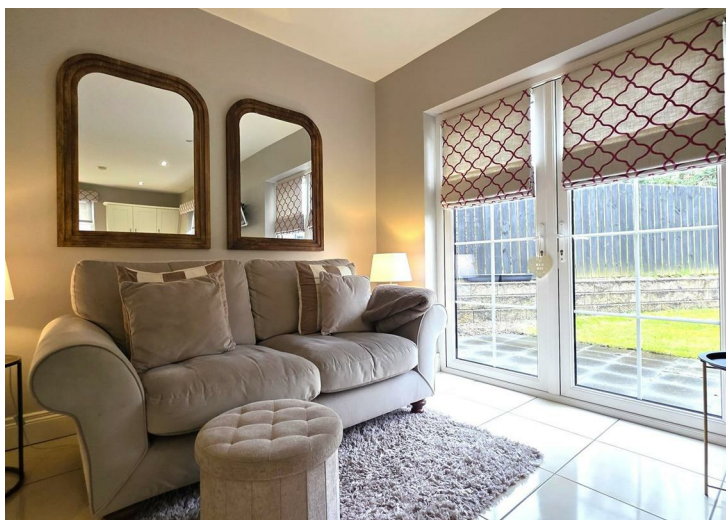
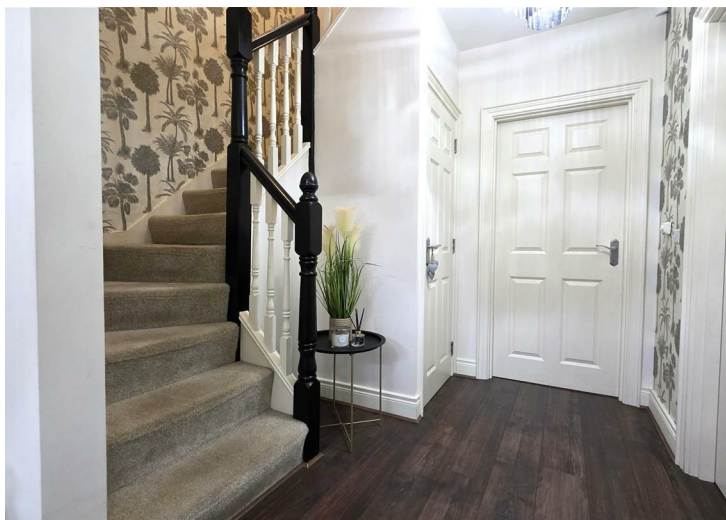
## DETACHED GARAGE

20'0" x 8'8" (6.10 x 2.64)

Roller shutter door. Power and light. PVC double glazed service door to side.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the surfaces 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>                     | <b>70</b>               | <b>76</b> |
|                                             | EU Directive 2002/91/EC |           |



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