

## 236 Bush Manor, Antrim, BT41 2UR



### PRICE Offers Over £164,950

This is an excellent opportunity for first time buyers and young families alike to purchase a well proportioned three bedroom mid townhouse occupying a superb site with excellent sun orientation in the ever popular lower section of Bush Manor on the outskirts of Antrim town yet close to most amenities and in particular Antrim Area Hospital and the M2 motorway. This property offers the perfect opportunity to own a quality home in a sought after location. Benefiting from three well proportioned bedrooms with an ensuite shower room to the master, plus a family bathroom and a ground floor W/C this property offers generous accommodation extending to just over 900sq.ft. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Ground floor W/C
- Generous living room 14'10" x 10'9" with open fire and feature fire surround / Open to;
- Kitchen with informal dining area / Double glazed sliding patio doors to rear
- Full range of Beech effect high and low level units / Integrated oven and hob
- First floor landing
- Three spacious bedrooms / Principal with ensuite shower room
- Bathroom with modern white suite
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Tarmac off-street parking to front / Garden to rear in neat lawn / Excellent sun orientation

## ACCOMMODATION

### ENTRANCE HALL

Hardwood double glazed door to welcoming entrance. Staircase to first floor with moulded handrail and turned balustrading. Wood laminate flooring. Single radiator.

### LOUNGE

14'10" x 10'9" (4.528 x 3.286)

Feature open fire with cast iron inset and wooden surround. Wood laminate flooring. Double radiator. Glass panel double doors to kitchen.

### GROUND FLOOR WC

Modern white suite comprising a low flush push button WC. Pedestal wash hand basin with chrome hot and cold taps. Fully tiled flooring. Extractor fan. Single radiator.

### KITCHEN WITH INFORMAL DINING

17'8" x 14'10" (5.393 x 4.528)

Full range of beech effect 'Shaker' style, high and low level kitchen units with complimentary splashback tiling and contrasting work surfaces. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob, with stainless steel pyramid style, overhead extractor fan. A low level combination oven and grill. Space for fridge freezer, washing machine and dishwasher or tumble dryer. Fully tiled flooring. Double radiator. Aluminium sliding patio door to rear.

### FIRST FLOOR LANDING

Access to loft. Linen cupboard with shelving.

**BEDROOM 1**

10'11" x 10'5" (3.335 x 3.191)

Single radiator.

**BEDROOM 2**

10'11" x 10'5" (3.335 x 3.191)

**ENSUITE**

Modern white, sweet, comprising a wall to wall enclosed, shower with parsley glazed folding door. A vanity wash hand basin with monobloc, chrome mixer, top and storage below. A low flush push button w c. Fully tiled walls and fully tiled flooring. Extractor fan. Chrome towel radiator.

**BEDROOM 2**

13'5" x 10'5" (at max) (4.114 x 3.184 (at max))

Double radiator.

**BEDROOM 3**

9'4" x 7'11" (2.854 x 2.418)

Wood laminate flooring. Single radiator.

**FAMILY BATHROOM**

6'10" x 6'4" (2.095 x 1.951)

Modern 3 piece bathroom comprising a panel bath with stainless steel hot and cold taps, pedestal wash hand basin with stainless steel hot and cold taps. Low flush push button WC. Fully tiled walls and fully tiled floor. Extractor fan. Double radiator.

**OUTSIDE**

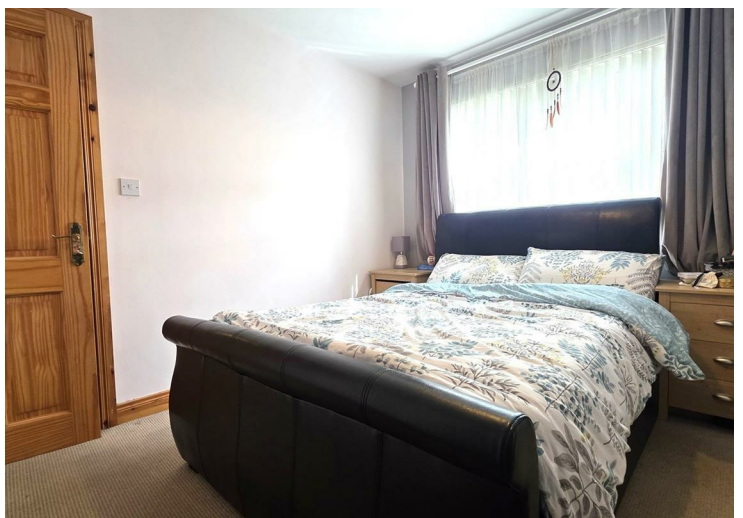
Open aspect to the front. Asphalt driveway with off street side by side parking for two cars. Outside lighting.

A fully enclosed rear garden with 6Ft timber fencing. Alley with pedestrian gate access to front. Neat lawn. Combi boiler. Outside lighting.

**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

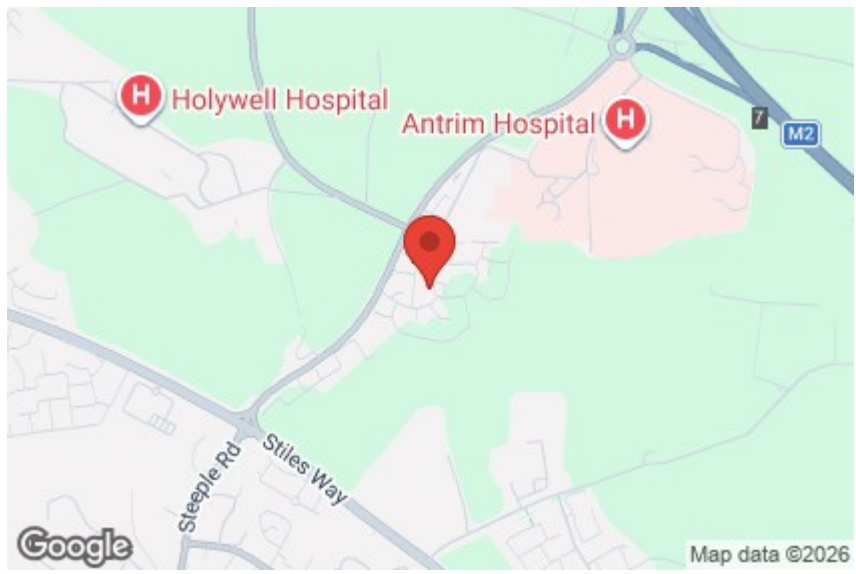
Please note, none of the services or appliances have been tested at this property.

Please also be ware, property boundaries are an estimation but are to be confirmed via your solicitor.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



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