



## 21 BUSH CRESCENT, BUSHMILLS



X 3



X 1



X 1

| 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> | 58      | 70        |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

**OFFERS OVER £175,000**

# 21 BUSH CRESCENT, BUSHMILLS

This well presented three bedroom semi detached property is situated in a popular residential area of Bushmills. The home is in good condition throughout and offers comfortable accommodation ideal for first time buyers, families, or investors alike. The property comprises a spacious lounge, a fitted kitchen with dining area, three bedrooms, and a family bathroom. It benefits from oil fired central heating and double glazing. Externally, there is off street parking to the front and a low maintenance rear garden perfect for easy outdoor living. Conveniently located close to local schools, shops, and amenities, and within easy reach of the North Coast's renowned beaches and attractions.

## FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Low maintenance rear garden area.
- Driveway to the side with parking for several cars.

## ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £997.43

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

Laminate floor.

## LOUNGE

4.95 m x 3.30 m (16'3" x 10'10")

Cast iron fireplace set on a slate hearth with a wooden surround; laminate floor.

## DINING KITCHEN

3.18 m x 5.32 m (10'5" x 17'5")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer; electric oven & hob with extractor unit over; tiled floor; part tiled walls; space for dining; patio doors leading to the rear from dining area.

## UTILITY ROOM

1.69 m x 2.31 m (5'7" x 7'7")

Fitted bench with laminate work surfaces & stainless steel sink; plumbed for washing machine; tiled floor; door to the side.

## DOWNSTAIRS WC

1.22 m x 0.78 m (4'0" x 2'7")

Toilet; wash hand basin; tiled floor.

## FIRST FLOOR

### LANDING

Access to the roof space; shelved linen cupboard.

### BEDROOM 1

3.30 m x 3.29 m (10'10" x 10'10")

Double bedroom to the rear; laminate floor.

### ENSUITE

0.98 m x 2.57 m (3'3" x 8'5")

Tiled shower cubicle; toilet; wash hand basin; tiled floor.

### BEDROOM 2

3.68 m x 3.01 m (12'1" x 9'11")

Double bedroom to front; laminate floor.

### BEDROOM 3

2.54 m x 2.18 m (8'4" x 7'2")

Single bedroom to the front; built in storage cupboard.

## BATHROOM

1.98 m x 1.93 m (6'6" x 6'4")

Panel bath with shower attachment; toilet; wash hand basin; tiled floor; part tiled walls.

## EXTERIOR

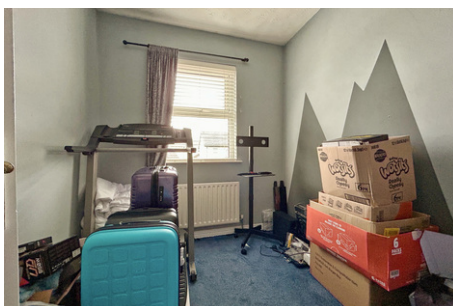
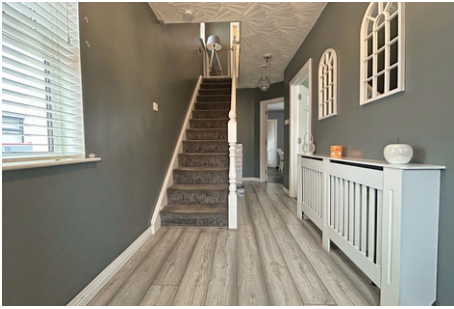
### OUTSIDE FEATURES

- Fully enclosed low maintenance rear garden.
- Tarmac driveway & parking area.
- Small stone garden to the front.
- Oil boiler to the rear.



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# PHOTOS



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