



40 Windrush Manor, Antrim, BT41 4FJ

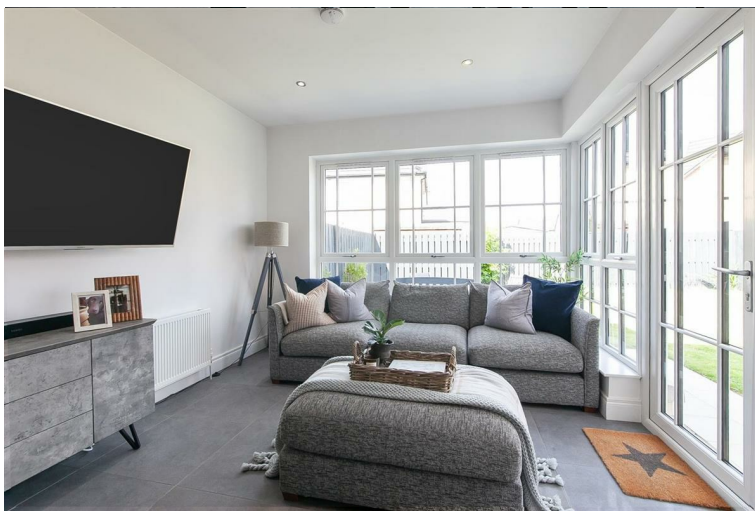
- Semi Detached Home
- Sun Lounge Extension
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Three Bedroom; Two+ Reception
- Kitchen Through Dining Room
- Deluxe Bathroom; En Suite; Furnished Cloakroom
- Private Driveway
- Convenient, Well Sought After Location

Offers Over £209,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door. Tiled floor. Stairwell to first floor. Access to under stairs store. Feature height ceiling, continuing throughout remainder of ground floor level.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 16'3" x 11'1"

Feature window to front elevation.



KITCHEN THROUGH DINING ROOM 18'0" x 9'7"

Modern fitted kitchen with range of high and low level storage units with contrasting, granite effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. Open arch leading to:

SUN LOUNGE 11'3" x 10'10"

Dual aspect windows. Matching French doors leading to rear garden. Tiled floor.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 11'10" x 11'3" (wps)

Fitted wardrobes in glass panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 13'7" x 9'3" (wps)

View towards landscaped green.

BEDROOM 3 10'0" x 8'6" (wps)

Built in store. View towards landscaped green.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Curved glass shower screen over bath. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.

Generous sized private driveway finished in tarmac.

Stone clad entrance porch.

External lighting.

PVC fascia and seamless aluminium guttering.

Fully enclosed rear garden finished in lawn and paved patio area.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, three bedroom, semi detached home with sun lounge extension to rear, occupying a prime site, with views towards landscaped green, located within the well sought after Windrush Manor development, Station Road, Antrim.

The property is finished to an exceptional specification throughout and accommodation comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, luxury fitted kitchen, open arch to sun lounge, three well-proportioned bedrooms, to include principal en suite, and deluxe family bathroom.

Externally, the property enjoys private driveway finished in tarmac, front garden, and fully enclosed rear garden.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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