COLIN GRAHAM RESIDENTIAL

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266 Bush Manor, Antrim, BT41 2UR

- Detached Home
- Lounge; Open Fire
- Fully Tiled Bathroom
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Three Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Furnished Cloakroom
- Private Driveway; Car Port
- Fully Enclosed Rear Garden

Offers Over £169,950

EPC Rating D

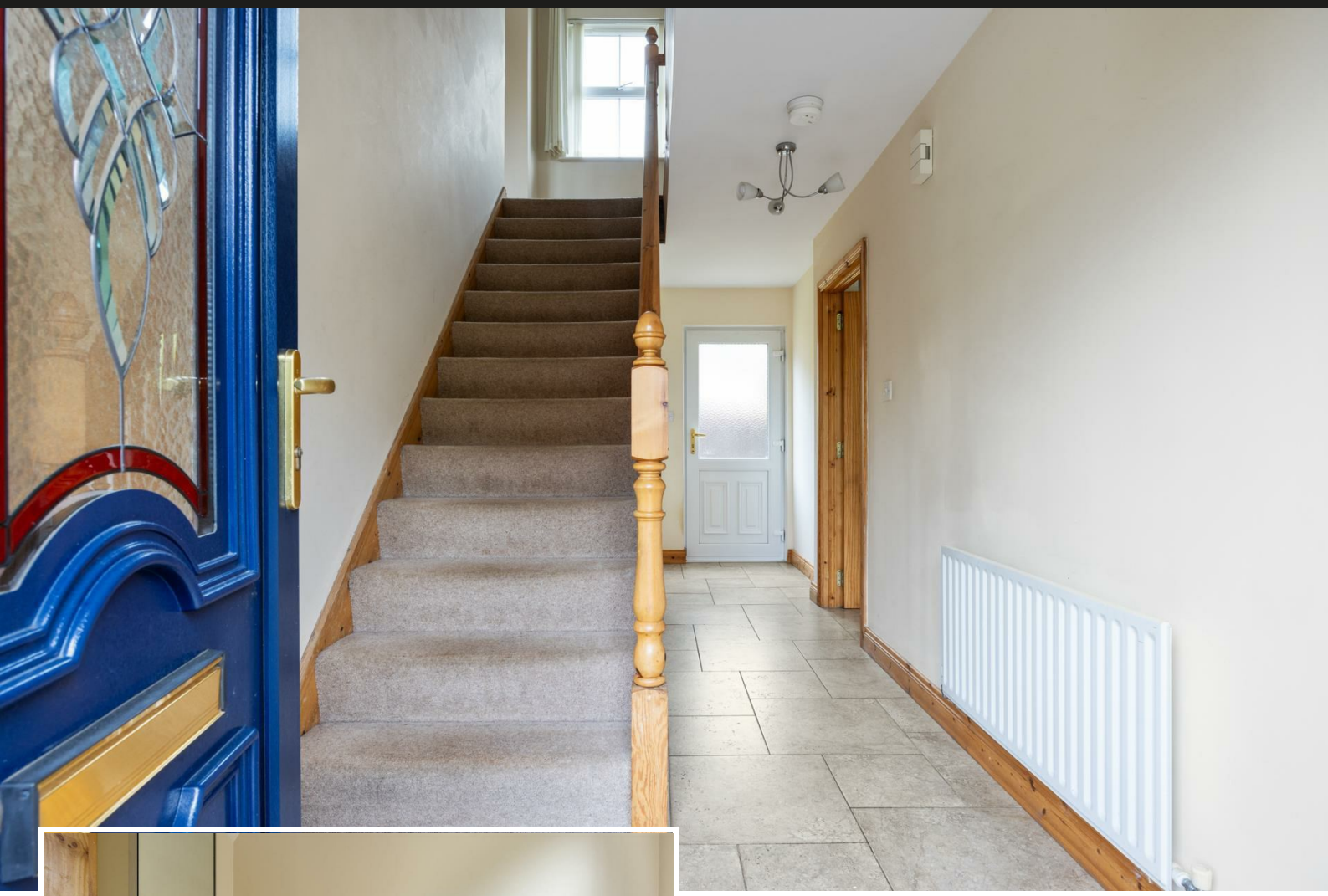




Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store. PVC double glazed door to rear garden.

FURNISHED CLOAKROOM

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

LOUNGE 18'8" x 9'9"

Open fire in cast iron fireplace with tiled hearth and timber surround. Timber flooring. Dual aspect windows.







KITCHEN THROUGH DINING ROOM 18'8" x 8'11"

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 ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Splashback tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to store and roof space.

PRINCIPAL BEDROOM 12'3" x 11'1" (wps)

FULLY TILED EN SUITE SHOWER ROOM

White, three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

BEDROOM 2 11'1" x 9'8"

BEDROOM 3 8'10" x 7'6"

FULLY TILED BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath.

EXTERNAL

Private driveway area, finished in tarmac.
Gate accessing further driveway area and carport.
Low maintenance front garden, finished in decorative stone and range of trees and shrubs.
Tiled entrance canopy.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden, finished in lawn, paving, raised bedding and timber decking.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

MATCHING DETACHED GARAGE 17'0" x 10'4"

PVC coated, roller, shutter door. Separate service door to rear garden. Power, light and sink.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



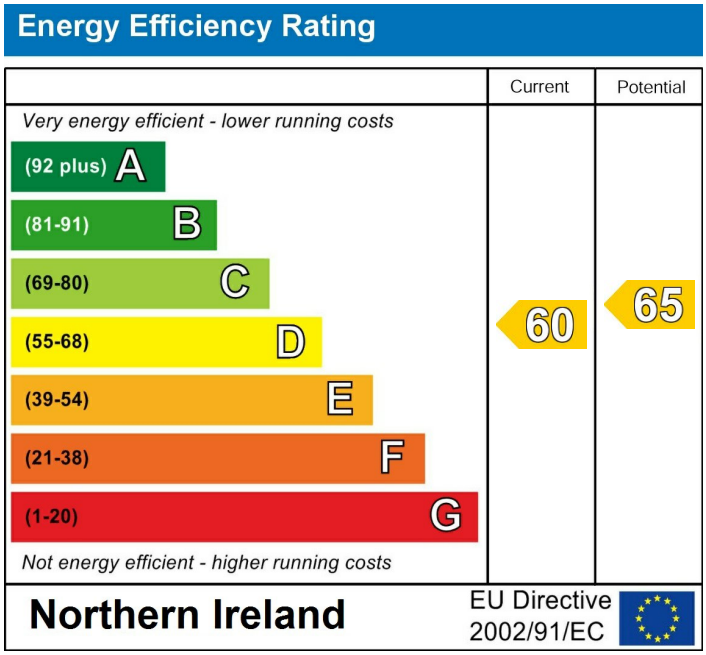


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Well presented, three bedroom, detached home, with matching detached garage, located within the popular Bush Manor development, Bush Road, Antrim. The property comprises entrance hall, furnished cloakroom, lounge with open fire, kitchen through dining room, modern fitted kitchen, three bedrooms, to include principal en suite, and separate, fully tiled, family bathroom, with white three piece suite. Externally, the property enjoys private driveway, finished in tarmac, car port, garage, and fully enclosed rear garden, finished in lawn, paving, raised bedding and timber decking. Other attributes include oil heating, PVC double glazing and convenient location. Early viewing highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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