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## For Sale

54 Bush Crescent, Bushmills, County Antrim, BT57 8AJ

Offers Over **£137,500**

### Property Overview

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed
- uPVC facia, soffit and downpipes
- Alarm system
- Ideal first time buyer / holiday home
- Rates: The assessment for the year 2019/2020 is £799.01
- EPC Rating - D58

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**ENTRANCE HALL:**
With laminated wood flooring, telephone point.

**CLOAKROOM:**
with w.c. and wash hand basin.

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**LOUNGE:**
16'2 x 10'7 (4.93m x 3.23m) with wood surround fireplace, cast iron inset, tiled hearth, television point.

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**KITCHEN / DINING AREA:**
17'3 x 10'1 (5.26m x 3.07m) (Max) with eye and low units, 4 ring integrated hob, extractor fan, integrated under oven, single bowl stainless steel sink unit, integrated dishwasher, tiled between units, tiled floor.

**UTILITY ROOM:**
7'6 x 5'6 (2.29m x 1.68m) With low level units, space for washing machine, space for tumble dryer, tiled floor, oil fired burner.

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**LANDING:**
With linen cupboard.

**BEDROOM 1:**
10'11 x 10'9 (3.33m x 3.28m)

**EN-SUITE:**
Comprising tiled walk in shower cubicle with Sirrus thermostatic shower system, w.c. and wash hand basin, half tiled walls, extractor fan.

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**BEDROOM 2:**
12'0 x 9'7 (3.66m x 2.92m)

**BEDROOM 3:**
7'9 x 7'2 (2.36m x 2.18m) with built in storage cupboard.

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**BATHROOM:**
Comprising panel bath with telephone hand shower attachment, tiled walls, w.c. and wash hand basin, extractor fan.

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**EXTERIOR FEATURES**
Garden to rear laid on lawn enclosed by fencing with patio area, outside security light. Tarmac driveway to front with colour stone area, outside light.

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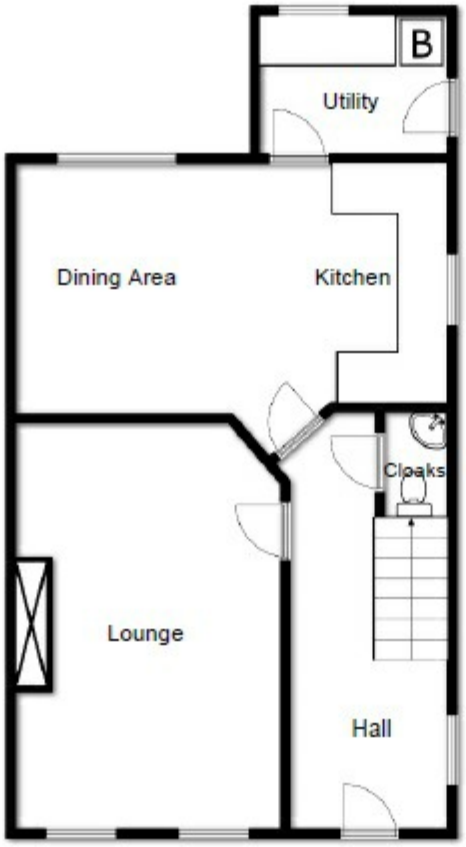
FLOOR PLANS




GROUND FLOOR

FIRST FLOOR

**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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**Property Location:**
On approaching Bushmills along the Castlecatt Road, take the first left into Bush Gardens, continue straight on where your will enter into Bush Crescent, turn right and then a left turn where Number 54 is situated on the right hand side.

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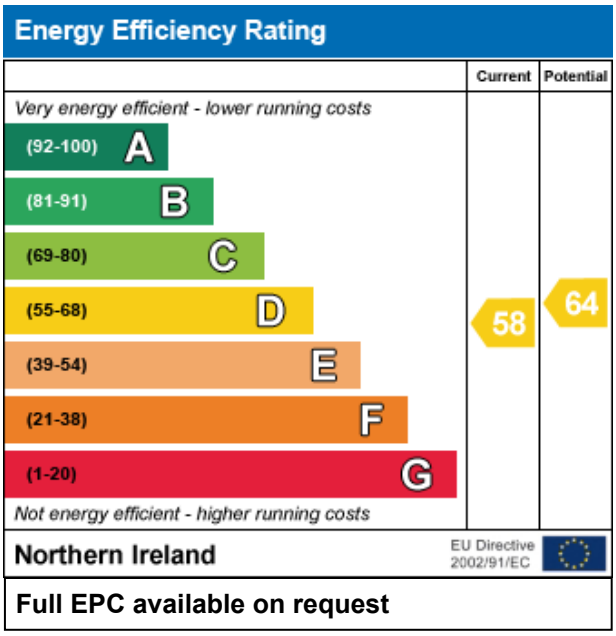


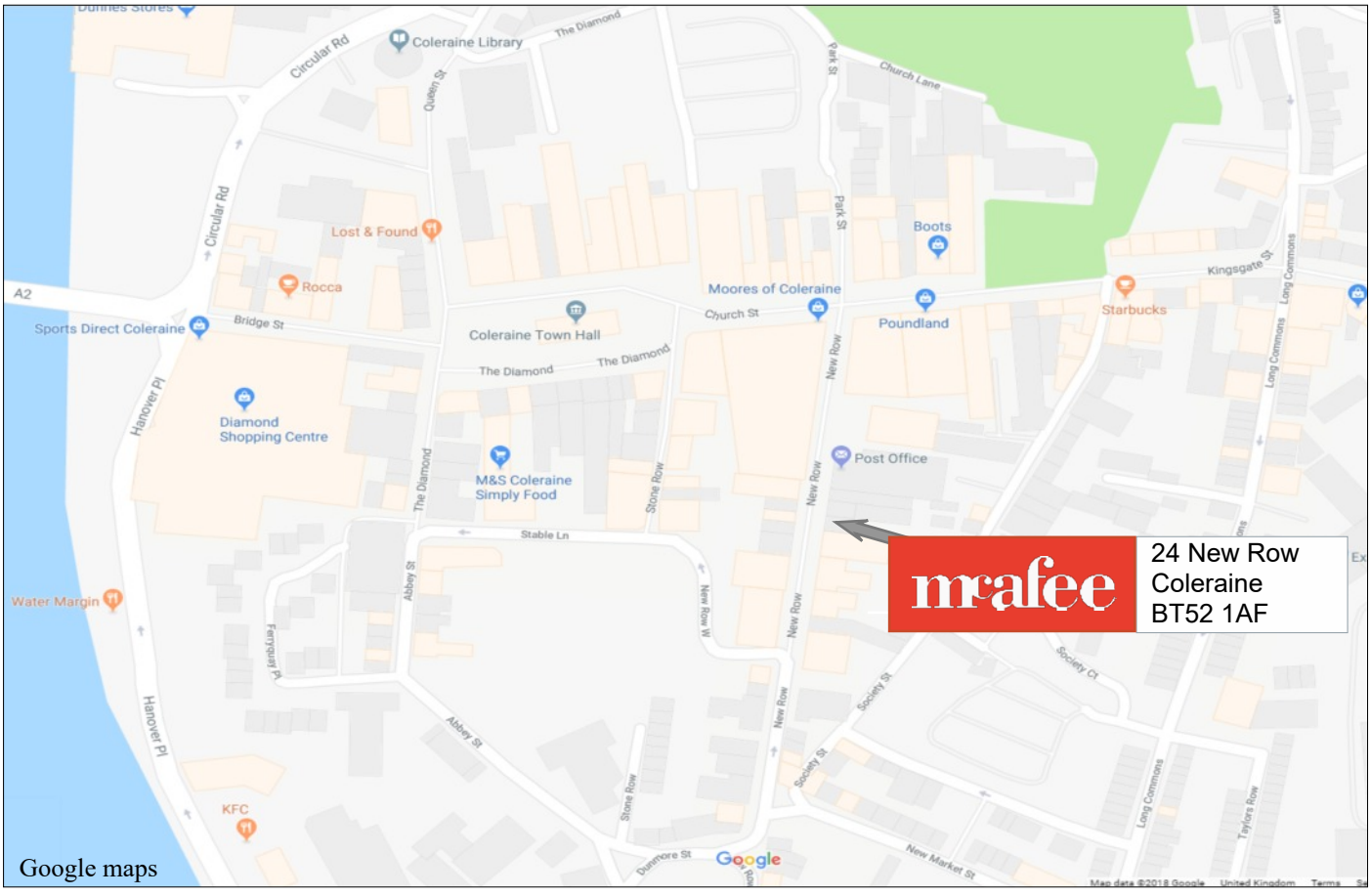

OFFICE OPENING HOURS

| | | | |
|---|---|---|---|
| Monday | 09:00 | - | 17:30 |
| Tuesday | 09:00 | - | 17:30 |
| Wednesday | 09:00 | - | 17:30 |
| Thursday | 09:00 | - | 17:30 |
| Friday | 09:00 | - | 17:30 |
| Saturday | 09:30 | - | 12:30 |
| Sunday | Closed | | |

WEBSITE AND E-MAIL
www.mcafeeproperties.co.uk
sales@mcafeeproperties.co.uk

PROPERTY REFERENCE
COL0050 060919/SH

OUR OFFICE LOCATION

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