

2 BELLSLAND TOWNFOOT, ECCLEFECHAN DG11 3DR



MID-TERRACED DWELLINGHOUSE IN NEED OF SOME UPGRADING
U.P.V.C DOUBLE GLAZING & SOLID FUEL CENTRAL HEATING
THROUGHOUT. ACCOMMODATION ENTRANCE PORCH. LOUNGE.
FITTED KITCHEN. BATHROOM. STAIRS & LANDING. 2 BEDROOMS (ONE
WITH EN-SUITE). BOX ROOM. LOW MAINTENANCE FRONT & REAR
GARDENS. GARDEN SHED.

GUIDE PRICE £70,000

ACCOMMODATION

ENTRANCE PORCH

(1.92m x 1.78m)

Entered through a part glazed wooden door. Single glazed windows. Venetian blinds. Tongue & groove panelling to dado rail level. Inset spotlight. Part glazed inner door leading through to small hall.

SMALL HALL

Smoke Alarm. Electricity meter & fusebox Radiator. Part glazed door through to the lounge.

LOUNGE

(5.35m x 3.40m)

With U.P.V.C double glazed window overlooking the front garden. Deep display sill. Venetian blinds. Television point. Central light fitting. Traditional open coal fire which is set on a black tiled hearth with contrasting fascia & surround. Part glazed decorative doors through to the fitted kitchen. Understairs storage area which leads to the bathroom.

FITTED KITCHEN

(3.82m x 3.80m)

With a good range of contemporary designed wall & base units incorporating a single drainer sink unit with vegetable compartment & mixer taps. 4- Bar spotlights. Chrome power sockets. Built-in electric hob & oven. U.P.V.C double glazed window overlooking the rear garden. Tiled display sill. Part glazed rear door.

BATHROOM

(3.38m x 2.00m)

With white three piece suite comprising bath, wash-hand basin & W.C. Chrome mixer taps on bath & wash-hand basin. Triton shower over the bath with shower screen. Built-in display shelf. Partially tiled walls. U.P.V.C double glazed obscured window to the rear. 5 Ceiling spotlights. Electric wall mounted heater.



LOUNGE



FITTED KITCHEN

STAIRS & LANDING

Handrail to one side. With obscured skylight to attic. Smoke alarm. Carpet. Doors off to 2 bedrooms & box room.

BOX ROOM

(2.33m x 2.00m)

With U.P.V.C double glazed window to the rear. Carpet. Radiator.

BEDROOM 1 (with en-suite shower room)

(4.87m x 3.47m)

U.P.V.C double glazed window to the front. Wicker roller blind. Deep display sill. Built-in airing cupboard housing the hot water tank. Carpet.

EN-SUITE SHOWER ROOM

(1.50m x 1.22m)

White wash-hand basin & W.C. Separate shower cubicle. Medicine cabinet. 2 Inset spotlights. Ceramic tiled floor.

BEDROOM 2

(3.33m x 2.68m)

U.P.V.C double glazed window to the rear. Carpet. Radiator.

OUTSIDE

The front garden requires very low maintenance & is laid out mostly in chipping stones with shrub garden. The rear garden has two good sized paved patio areas, lawn area & a raised decking area.

GARDEN SHED (4.00m x 2.51m)

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

SERVICES

Mains water, electricity & drainage. The telephone is subject to the usual B.T. Regulations.

VIEWING

By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS.

Council Tax Band "B".