

22 CLOSEHEAD AVENUE  
ANNAN  
DG12 5JX



AN APPEALING SEMI-DETACHED DWELLINGHOUSE WITH DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT. ACCOMMODATION ENTRANCE HALL. LOUNGE. FITTED KITCHEN. BATHROOM WITH SEPARATE SHOWER. STAIRS & LANDING. 3 GOOD SIZED BEDROOMS. NEATLY KEPT FRONT & REAR GARDENS. KEYBLOCK DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING TO THE SIDE. DETACHED GARAGE. GARDEN SHED.

PRICE OFFERS OVER £75,000

## **ACCOMMODATION**

### **ENTRANCE HALL**

Entered through a wooden front door. Useful storage cupboard housing the electricity meter & fusebreaker system. Double glazed obscured window to the front. Satchwell thermostat control. Smoke alarm. Fitted carpet. Radiator. Door through to lounge & sliding door to bathroom.

### **LOUNGE**

**(5.80m x 3.30m)**

A generously proportioned room with double glazed windows to the front & rear elevations. Roller blinds. Smoke alarm. Gas fire with marble hearth underneath. Understairs storage cupboard. Fitted carpet. Radiator. Door through to kitchen.



### **FITTED KITCHEN**

**(2.92m x 2.20m)**

With a good range of wall & base units incorporating a single drainer sink unit with chrome mixer taps. Plumbed for automatic washing machine. Ample power points. Wall light. Fluorescent striplight. Space for fridge/freezer. Electric cooker point. Double glazed window to the side. Carpet tiles. Radiator. Obscured P.V.C rear door.



### **BATHROOM**

**(2.75m x 1.75m)**

Having a white three piece suite comprising bath, wash-hand basin & W.C. Separate shower cubicle with Mira sport shower. Respetex lined walls. Medicine cabinet. Obscured double glazed window to the side. Roller blind. Fitted carpet. Radiator.

### **STAIRS & LANDING**

Handrail to one side. Double glazed window to the front. Hatch to insulated attic. Smoke alarm. Airing cupboard housing the hot water tank. Fitted carpet. Doors off to three bedrooms.

### **BEDROOM 1**

**(4.10m x 2.65m)**

Double glazed window to the rear. Fitted carpet. Radiator.

### **BEDROOM 2**

**(3.89m x 3.70m)**

Double glazed window to the rear. Fitted carpet. Radiator.



### **BEDROOM 3**

**(2.78m x 2.40m)**

Double glazed window to the front. Built-in storage cupboard. Fitted carpet. Radiator.

### **OUTSIDE**

The front garden has a good variety of mature shrubs with mature palm tree. There is a keyblocked driveway providing parking for a number of vehicles. The rear garden is mostly in keyblock with paved areas. Garden shed is to be included in the sale. Well stocked shrub garden. Outside cold water tap.

### **GARAGE**

**(5.31m x 2.81m)**

With up & over door.



### **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.

### **HOME REPORT**

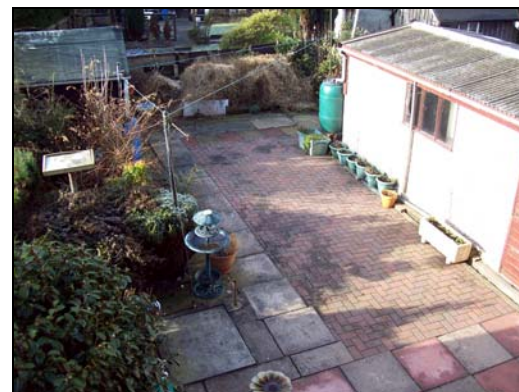
**A Home Report will be available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.**

### **SERVICES**

Mains water, electricity, gas & 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".**