

24 ASHYARDS CRESCENT EAGLESFIELD DG11 3NS



VERY ATTRACTIVE & APPEALING END-TERRACED DWELLINGHOUSE SITUATED IN A HIGHLY DESIRABLE AREA. FULLY MODERNISED THROUGHOUT. DOUBLE GLAZING & BRAND NEW ELECTRIC HEATING. EXCELLENT DECORATIVE ORDER & READY TO MOVE INTO. BRAND NEW SKIRTINGS & INTERNAL DOORS. ACCOMMODATION ENTRANCE HALLWAY WITH USEFUL UNDERSTAIRS STORAGE CUPBOARD. LOUNGE/DINING ROOM. CONTEMPORARY FITTED GALLEY KITCHEN. STAIRS & LANDING. 2 BEDROOMS. STYLISH QUALITY FITTED BATHROOM WITH SHOWER. ALL NEWLY FITTED CARPETS, FLOOR COVERINGS, BLINDS & CURTAINS (WHERE STATED) ARE TO BE INCLUDED. WELL KEPT FRONT, SIDE & REAR GARDENS. LOVELY VIEWS OVER UNSPOILT FARMLAND TO THE REAR.

PRICE OFFERS OVER £95,000

ACCOMMODATION

ENTRANCE HALLWAY

(2.95m x 1.95m) (AT WIDEST POINTS)

Entered through a newly fitted hardwood door with attractive glazed inset. Brand new part glazed doors with chrome effect handles through to lounge & fitted kitchen. Door to useful carpeted understairs storage cupboard with chrome coat hooks. 2 –Tier light shade. Smoke alarm. Fitted carpet. Electric heater.



LOUNGE

(6.20m x 3.20m)

A lovely bright room with brand new Electric pebble effect fire with chrome inset, set on a black hearth with contrasting fascia & oiled wooden surround. New skirtings. Brushed nickel triple light pendant with matching circular flat plate single dimmer switch. Double glazed window to the front & rear. Ring top curtains. Curtain poles. Coving. Sky television point. Fitted carpet. 2 Electric heaters.



FITTED GALLEY KITCHEN

(3.32m x 1.95m)

With a good supply of quality fitted contemporary designed wall & base units incorporating a Carron Phoenix stainless steel single drainer sink unit with single lever chrome mixer tap. Soft close doors on units. New skirtings. One of the base units conceals the electricity meter & fusebreaker system. There is a separate RCD consumer unit for the electric cooker. Plumbed for automatic washing machine. Electric cooker point. Chrome chimney hood extractor. Coving. Chrome 4-bar spotlight. Space for tumble dryer & fridge/freezer. Double glazed window to the rear. Newly fitted part glazed hardwood door leading out to the rear garden. Newly laid black tiled effect Rhinofloor vinyl flooring. Electric heater.



STAIRS & LANDING

Newly fitted carpet. Double glazed window to the side. Newly fitted oiled wooden handrail. Suede effect roman blind. New skirtings. Smoke alarm. 2 –Tier Lightshade. Hatch to insulated attic with newly installed cold water tank. Brand new white panelled doors with chrome handles off to bathroom & 2 bedrooms.



BATHROOM

(1.95m x 1.70m)

Stylish quality fitted bathroom with newly installed three piece suite comprising bath, wash hand basin & dual flush W.C. Mira sport shower over the bath with Novellini curved shower screen attached. Fully tiled walls Double glazed obscured window to the rear. Newly laid black tiled effect Rhinofloor vinyl flooring. 4 – Bar chrome light fitting. Chrome heated towel rail.



BEDROOM 1

(3.30m x 3.15m)

A spacious room with two double glazed windows to the front. Suede effect roman blinds. New skirtings. Coving. Built-in carpeted wardrobe with chrome hanging rail. Airing cupboard housing the hot water tank. Fitted carpet. Electric heater.



BEDROOM 2

(4.35m 3.10m)

Double glazed window to the rear looking out over open countryside. Ring top curtains. Curtain rail. New skirtings. Coving. Fitted carpet. Electric heater.



OUTSIDE

The easily maintained front garden is laid out in chipping stones. The side garden has a neatly kept grassed area bordered by chipping stones & barked area for ease of maintenance. Raised patio area/base for garden shed. The rear garden offers lovely views over open farmland & is mostly in chipping stones with paved area. Mature flowering cherry tree. Newly erected wire mesh fence & a newly erected ranch type style fence to one side. Brand new satellite dish is to be included.

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.



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

The property benefits from Cavity wall insulation.

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".



VIEWS FROM REAR BEDROOM



SIDE GARDEN



VIEWS FROM REAR GARDEN