

44 UNION ROAD  
GRETNA  
DG16 5DF



IMMACULATELY PRESENTED MID-TERRACED DWELLINGHOUSE WITH DOUBLE GLAZING & GAS CENTRAL HEATING. GOOD DECORATIVE ORDER & READY TO MOVE INTO. ACCOMMODATION ENTRANCE HALL. LOUNGE. FITTED KITCHEN. STAIRS & LANDING. 3 GOOD SIZED BEDROOMS. BATHROOM. NEATLY KEPT FRONT & REAR GARDENS. SUMMERHOUSE.

PRICE IN THE REGION OF £85,000

## **ACCOMMODATION**

### **ENTRANCE HALL**

Entered through a part glazed U.P.V.C front door with obscured window to the side. Useful understairs storage cupboard with electricity meter/fusebreaker system, coat hooks & shelving. Drayton thermostat control. Smoke alarm. Fitted carpet. Radiator. Part glazed door through to fitted kitchen & door through to lounge.

### **LOUNGE**

**(6.23m x 3.25m)**

An attractive room with double glazed windows to the front & rear elevations. Vertical blinds. Central light fittings. Coving. Telephone point. Television point. Gas coal effect fire set on a marble effect hearth, contrasting fascia & wooden surround. Fitted carpet. Radiator.

### **FITTED KITCHEN**

**(3.75m x 2.24m)**

A lovely bright kitchen with a good range of wall & base units incorporating a stainless steel single drainer sink unit with chrome single lever mixer tap. Ample work surface areas with matching splashback areas. Part tongue & groove wall boarding. Tongue & groove panelled ceiling. Built-in electric hob & oven. Lifestyle central heating control panel. Double glazed window overlooking the rear garden. Triple ceiling spotlights. Plumbed for automatic washing machine. Louvre door fronted shelved storage cupboard. Vinyl tiled effect flooring. Radiator.

### **STAIRS & LANDING**

Smoke alarm. Handrail to one side. Fitted carpet. Radiator. Doors off to bathroom & three good sized bedrooms.

### **BATHROOM**

**(2.80m x 1.42m)**

Having a white three piece suite comprising bath, wash-hand basin & W.C. Tongue & groove side panel on bath. Triton T80SI shower with sliding shower screen attached. Tongue & groove ceiling & part tongue & groove walls. Display mirror. Obscured double glazed window to the rear. Vinyl flooring. Radiator.



### **BEDROOM 1**

**(4.60m x 2.65m)**

Overlooking the rear garden. Vertical blinds. Fitted carpet.

### **BEDROOM 2**

**(3.50m x 3.45m)**

Overlooking the front elevation. Vertical blinds. Fitted carpet. Radiator.

### **BEDROOM 3**

**(2.58m x 2.41m)**

Overlooking the front elevation. Vertical blinds. Louvre door fronted storage cupboard housing the Worcester combi-boiler. Hatch to insulated attic. Fitted carpet.

### **OUTSIDE**

Very neat garden to the front mainly laid out in red chipping stones with flowering borders. Shared access with the next door neighbour to the side. The well kept rear garden is laid out in lawn with keyblock patio area & path to summerhouse which is included in the sale. Flowering well stocked borders to the side. Rotary clothes drier. Outside cold water tap. Summerhouse.

### **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, gas, 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".**

