

7 BOWERBANK
EAGLESFIELD
DG11 3PW



AN IMMACULATELY PRESENTED SEMI-DETACHED DWELLINGHOUSE SITUATED IN A HIGHLY DESIRABLE AREA. DOUBLE GLAZING & ELECTRIC HEATING THROUGHOUT. ACCOMMODATION ENTRANCE VESTIBULE. HALLWAY. LOUNGE. DOUBLE BEDROOM. MODERN FITTED KITCHEN WITH WALK-IN STORE. BRAND NEW SHOWER ROOM. NEATLY KEPT FRONT & REAR GARDENS. DRIVEWAY TO THE SIDE OFFERING AMPLE OFF ROAD PARKING. STONE BUILT GARDEN STORE.

OFFERS OVER £69,000

ACCOMMODATION

ENTRANCE VESTIBULE

(1.33m x 0.92m)

Entered through a part glazed U.P.V.C front door. Fitted carpet. Part glazed inner door through to hallway.

HALLWAY

Hatch to insulated attic. Smoke alarm. Fitted carpet. Electric heater. Doors off to lounge, fitted kitchen & shower room.

LOUNGE

(4.42m x 3.80m)

A lovely comfortable room with double glazed window overlooking the front garden. Venetian blinds. Coving. Television point. Telephone point. Built-in shelved storage cupboard. Freestanding stone fireplace. Fitted carpet. Electric heater.

DOUBLE BEDROOM

(3.91m x 2.87m)

With double glazed window overlooking the rear garden. Venetian blinds. Built-in airing cupboard & double built-in wardrobe with hanging rail & shelf. Telephone point. Fitted carpet. Electric heater.

FITTED KITCHEN

(2.92m x 2.42m)

With a good range of contemporary designed wall & base units incorporating a stainless steel single drainer sink unit. Plumbed for automatic washing machine. Xpelair. Striplight. Electric cooker point. Double glazed window overlooking the rear garden. Roller blind. Vinyl flooring. Electric heater. Part glazed U.P.V.C rear door with roller blind attached.

WALK-IN STORE :- (1.38m x 0.65m) Shelf. Space for fridge/freezer. Light. Electricity meter & fusebreaker system. Fitted carpet.

SHOWER ROOM

(2.44m x 1.42m)

Light & airy shower room with obscured double glazed window to the front. Roller blind. White wash-hand basin & W.C. Melamine on three walls. Shower cubicle with Mira shower. Vent Axia extractor fan. Non slip vinyl flooring. Dimplex wall mounted electric heater.



OUTSIDE

The front garden has a neatly kept lawn area with a selection of shrubs. Outside cold water tap. Driveway to the side providing ample off road parking for a number of vehicles. The rear garden has a spacious lawn area. Stone built garden store.

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 & 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 "A".



