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**10 Charles Street, Annan
DG12 5AJ**

5 Bedroom Semi-Detached House

Guide Price £165,000

- Characterful property
- Spacious accommodation throughout
- Three reception rooms
- All rooms have smoke alarms with the exception of the kitchen and bathroom
- Low maintenance rear garden with potential to erect a garage
- Viewing is highly recommended

ACCOMMODATION

ENTRANCE VESTIBULE

(1.75m x 1.42m)

Entered through a wooden front door. Cupboard housing the electric meter and fusebox. Cornice. Ceiling rose. Light pendant. Original mosaic tiled floor. Part glazed wooden door through to hallway.

HALLWAY

Dado rail. Cornice. Rose ceiling. Tiled effect Karndean vinyl flooring. Radiator with thermostatic valve and lattice cover. Doors off to sitting room and lounge.

SITTING ROOM

(5.55m x 4.58m)

Spacious room with double glazed bay window to the front elevation. Venetian blinds. Curtains and swags. Picture rail. Cornice. Ceiling rose. Gas coal effect fire set on a marble hearth with matching fascia and decorative surround. Mirrored display alcove with storage compartment underneath. Fitted carpet. Radiator with thermostatic valve.

LOUNGE

(3.85m x 3.60m)

Double glazed door giving access to the rear garden. Roller blind. Curtains and pelmet. Stovax multi fuel burning stove set within a stone surround. 4-Light pendant. Two wall lights. Decorative cornice. Picture rail. Telephone point. Co2 alarm. Vinyl wood effect flooring. Radiator with thermostatic valve. Door through to understairs storage space with shelved storage area, double spotlight and vinyl flooring. Door through to fitted kitchen and snug.

FITTED KITCHEN

(4.10m x 2.90m)

Wall and base units incorporating a stainless steel circular sink with chrome swan neck mixer taps. Tiled splashback above sink. Integrated fridge/freezer, washing machine and dishwasher. Built-in halogen hob, fan-assisted oven and extractor hood. Six inset ceiling spotlights. Double glazed window to the rear elevation. Glazed window to the side elevation. Karndean vinyl flooring. Three steps up lead on to the snug.

SNUG

(7.10m x 2.65m)

Very spacious room with double glazed window overlooking the rear garden. Vertical blinds. Electric pebble effect fire set on a marble effect surround. Dado rail. Picture rail. Two ceiling roses. Coving. Television

aerial. Double glazed French doors leading out to the rear garden. Vertical blinds. Karndean vinyl flooring. Radiator with thermostatic valve.

STAIRS AND LANDING

Decorative iron balustrades with wooden handrail continuing up to the top floor. Carpeted runner. Dado rail. Double glazed window to the rear. Cornice. Ceiling rose. Karndean vinyl flooring. Doors off to two bedrooms and bathroom.

BEDROOM 1

(5.70m x 4.15m)

Double glazed bay window to the front. Venetian blinds. Cornice. Picture rail. Ceiling rose. Two wall lights. Laminate fitted units. Electric coal effect fire set on a tiled hearth with a flower design tiled fascia and solid surround.

BEDROOM 2

(3.82m x 3.60m)

Double glazed window to the rear elevation. Venetian blinds. Cornice. Dado rail. Shelved double storage compartment. Fitted carpet. Radiator with thermostatic valve.

BATHROOM

(3.40m x 1.80m)

White wash-hand basin with mixer taps, built-in storage units, W.C. with high level cistern and roll top bath with shower mixer bath taps. Partially tiled walls. Double glazed windows to the front elevation. Venetian blinds. Decorative coving. Ceiling rose. Two candle wall sconces. Wall. 5-Light ceiling pendant. Karndean vinyl flooring. Radiator.

STAIRS AND TOP LANDING

Carpeted runner. Dado rail. Double glazed window to the rear elevation. Decorative coving. Hatch to roof space via a metal sliding ladder. Doors off to three bedrooms.

BEDROOM 3

(5.14m x 4.07m)

Double glazed triple window to the front elevation. Modern wall mounted electric pebble effect fire. Dado rail. Rose ceiling. Triple light fitting. Two wall lights. Smoke alarm. Laminate flooring. Radiator with thermostatic valve.

BEDROOM 4/BOX ROOM

(1.83m x 1.55m)

Double glazed window to the front elevation. Wooden tongue and groove display sill. Smoke alarm. Laminate flooring.

BEDROOM 5

(4.32m x 3.81m)

Double glazed window to the rear elevation. Venetian blinds. Floorstanding Worcester Bosch high flow 400 RSF gas fired combi-boiler. Decorative coving. Ceiling rose. Dado rail. Two wall lights. Smoke alarm. Co2 alarm. Fitted carpet. Radiator with thermostatic valve.

OUTSIDE

The front garden is laid out in chipping stones which requires low maintenance. The rear garden is mostly laid out in paving with artificial lawn. Outside lantern lights. Well stocked shrub borders. Garden shed. Outside cold water tap. There is space to erect a garage. Rear vehicular access available.

HOME REPORT

A Home Report is 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

SERVICES

Mains water, gas and mains drainage. The telephone is subject to the usual B.T. Regulations

VIEWING

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

EPC Rating = E

Council Tax Band "E".