



25 Challoch Crescent, Leswalt

Stranraer, DG9 0LN

PRICE: Offers Over £110,000 are invited

25 Challoch Crescent

Leswalt, Stranraer

The village of Leswalt provides local amenities including a general store, church, and primary school. All major amenities such as supermarkets, healthcare, indoor leisure pool complex and secondary school are to be found in the town of Stranraer some 3 miles distant. There is a town and school transport service available from the village. There are a number of leisure pursuits available within easy reach of the village, including a splendid 18 hole golf course, Wig Bay sailing club and access to the Loch Ryan shore. Soleburn garden centre is also a short distance away.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Popular village location
- Spacious family accommodation over two floors
- Excellent first time purchase
- Spacious 'dining' kitchen
- Delightful bathroom
- Gas central heating
- Double glazing
- Large garage/workshop
- Easily maintained garden ground
- Ample off road parking



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Leswalt, Stranraer

Located within the confines of a sought-after village, this 3-bedroom semi-detached house offers spacious family accommodation over two floors, and presents an ideal opportunity for a first-time purchase.

The property benefits from a spacious 'dining' kitchen, delightful bathroom and is enhanced with gas central heating and uPVC double glazing.

A large garage/workshop caters to hobbyists and storage needs, while ample off-road parking ensures convenience for residents and guests alike.

Easily maintained garden grounds surround the property.

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Lounge

A well-proportioned main lounge to the front with decorative fire surround, CH radiator and TV point.

Kitchen

The kitchen is fitted with a range of birch floor and wall mounted units with granite style worktops incorporating a stainless steel sink with mixer. There is a gas hob, extractor hood, built-in oven and plumbing for an automatic washing machine. Recessed lighting, CH radiator and TV point.

Landing

The landing provides access to the bedrooms and bathroom.

Bathroom

The bathroom is fitted with a 3-piece suite comprising a WHB, WC and bath. There is a separate shower cubicle housing a mains shower. Heated towel rail.

Bedroom 1

A bedroom to the front with a built-in wardrobe and CH radiator.

Bedroom 2

A further bedroom to the front with a built-in wardrobe and CH radiator.

Bedroom 3

A bedroom to the rear with a built-in cupboard and CH radiator.

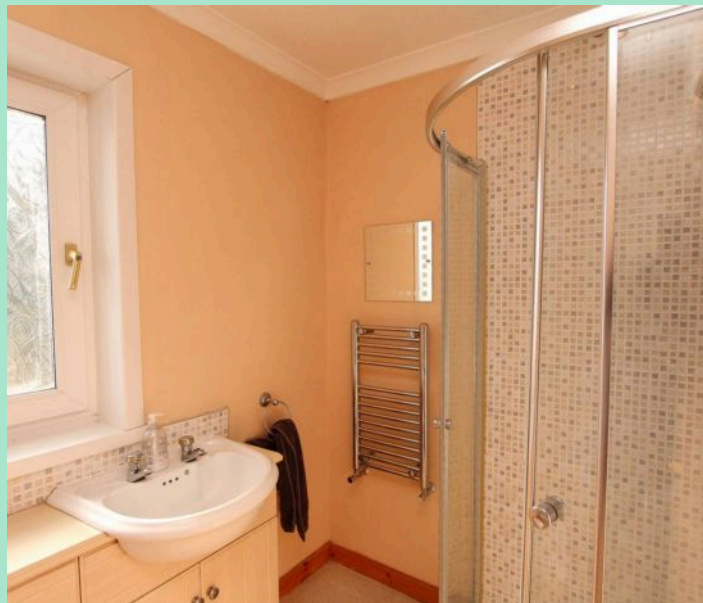


GARDEN

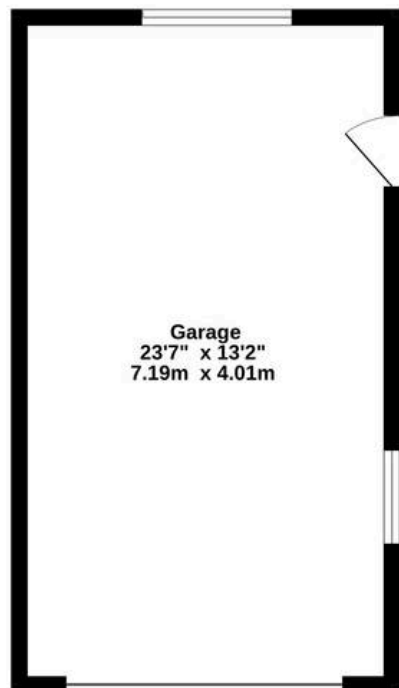
The property is set amidst its own easily maintained garden ground. The front has been laid out to lawn with flower borders and is set within a low-level fence. There is a generous driveway to the side leading to the garage/workshop. The enclosed rear garden is comprised of a lawn paved patios. There is a wooden garden shed.

GARAGE

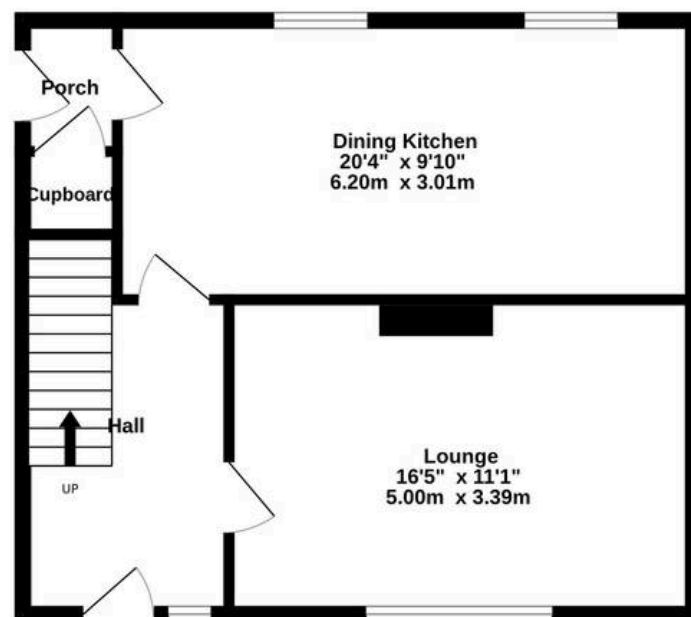
Double Garage



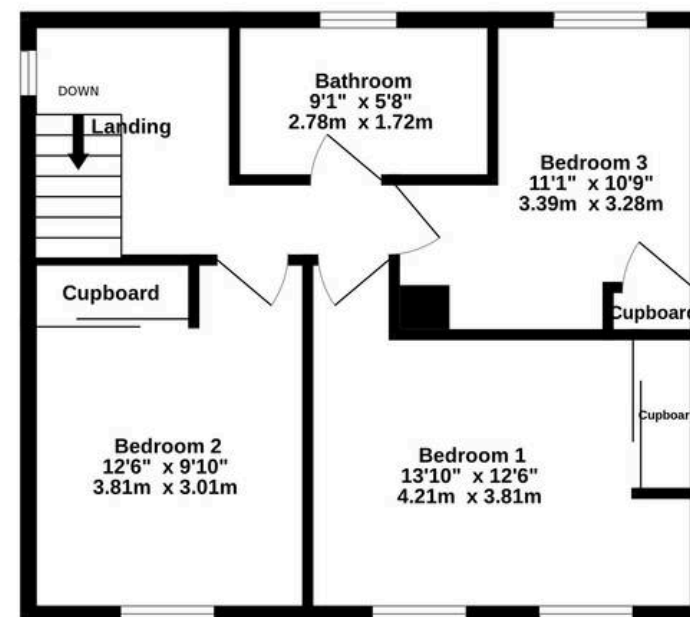




Ground Floor
803 sq.ft. (74.6 sq.m.) approx.



1st Floor
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





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Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.