

HUNTERS[®]

HERE TO GET *you* THERE



Wood Avenue

Annan, DG12 6DE

Offers Over £85,000



- Mid-Terrace House
- Spacious Living Room
- Two Double Bedrooms
- Excellent Storage Throughout
- Gas Central Heating & Double Glazing

- Cosmetic Upgrading Required
- Dining Kitchen
- Upgraded First Floor Shower Room
- Low-Maintenance Front & Rear Gardens
- EPC - D

Tel: 01387 245898

Wood Avenue

Annan, DG12 6DE

Offers Over £85,000



Offered to the market with no ongoing chain, this two double bedroom mid-terrace home is in requirement of some cosmetic upgrading however offers a wonderful opportunity to purchase a well proportioned home of which the new owner could truly make their own. With low-maintenance gardens to the front and rear, the property would be perfect to a range of buyers including first time buyers, young families and investors. A viewing is imperative to appreciate.

The accommodation briefly comprises hallway, living room and dining kitchen to the ground floor with a landing, two double bedrooms and shower room on the first floor.

Externally the property has a low-maintenance front garden and an enclosed rear garden. Gas central heating and double glazing throughout. EPC - D and Council Tax Band - B.

Situated towards the outskirts of Annan, the property enjoys good access to the wealth of local amenities and transport connections the town offers. Within Annan itself you have a wide array of shops, supermarkets, public houses and conveniences perfect for the everyday needs. Annan also boasts excellent transport connections with the A75 being within five minutes drive which provides further access West toward Dumfries or East toward the A74(M) or the M6. For rail commuting, Annan railway station provides local rail access through South West Scotland.

HALLWAY

Entrance door from the front with internal doors to the living room and dining kitchen, stairs to the first floor and radiator.

LIVING ROOM

14'6" x 12'6" (4.42m x 3.81m)

Double glazed window to the front aspect and radiator.

DINING KITCHEN

15'9" x 10'7" (4.80m x 3.23m)

Fitted kitchen comprising base, wall and drawer units with worksurfaces and upstands above. Freestanding electric cooker, extractor unit, space and plumbing for a washing machine, space and plumbing for a dishwasher, one bowl stainless steel sink with mixer tap, wall-mounted gas boiler, radiator, double glazed window to the rear aspect and external door to the rear garden. Two built-in cupboards.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms and shower room, and loft access point.

BEDROOM ONE

15'8" x 10'3" (4.78m x 3.12m)

Double glazed window to the front aspect, radiator and opening to a built-in cupboard.

BEDROOM TWO

10'9" x 10'6" (3.28m x 3.20m)

Double glazed window to the rear aspect, radiator and two built-in cupboards.

SHOWER ROOM

6'2" x 5'10" (1.88m x 1.78m)

Three piece suite comprising a WC, vanity wash hand basin and shower enclosure benefitting a mains powered shower. Fully-boarded walls, recessed spotlights, extractor fan, towel radiator and obscured double glazed window.

EXTERNAL

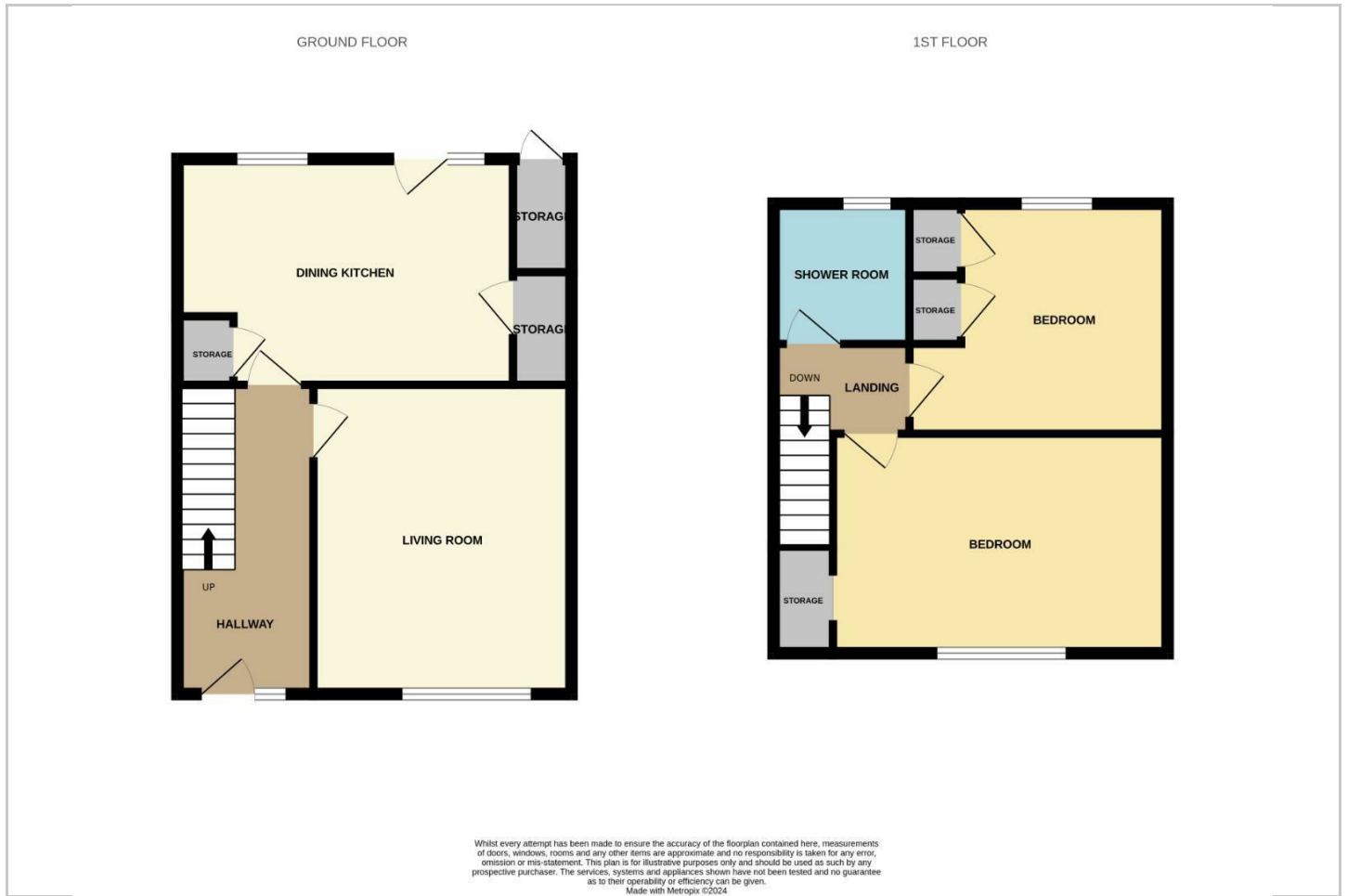
To the front of the property is a gravelled front

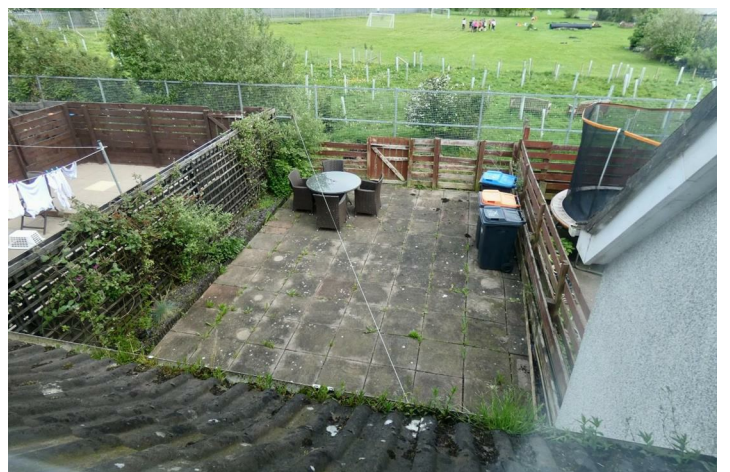
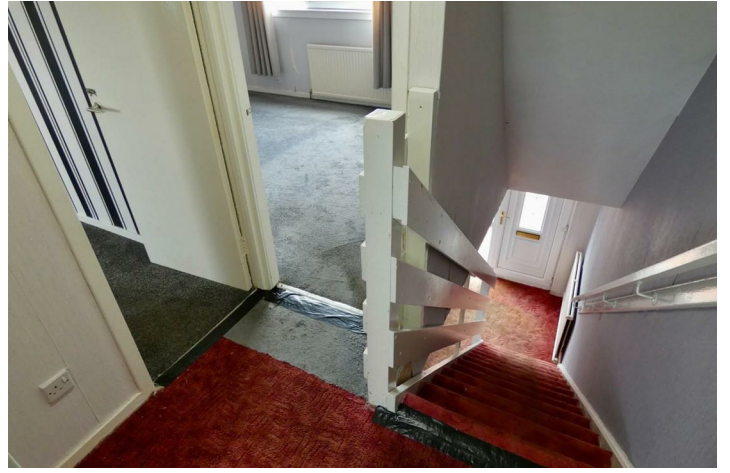
garden. To the rear is a generous low-maintenance garden with access gate to the rear lane, cold water tap and a built-in external store.

WHAT3WORDS

For the location of this property please visit the [What3Words App](#) and enter - [applause.lasts.unwound](#)

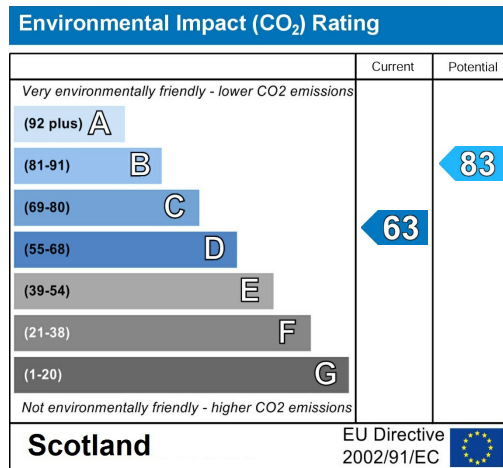
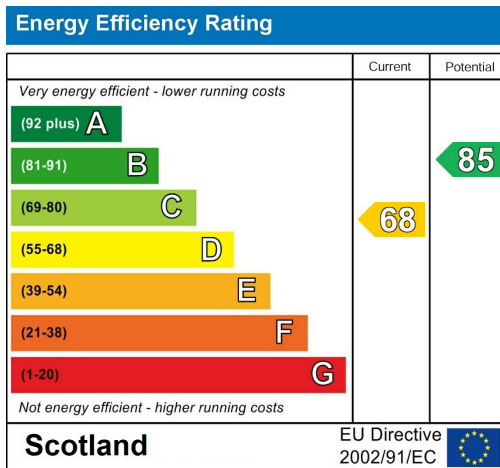
Floorplan







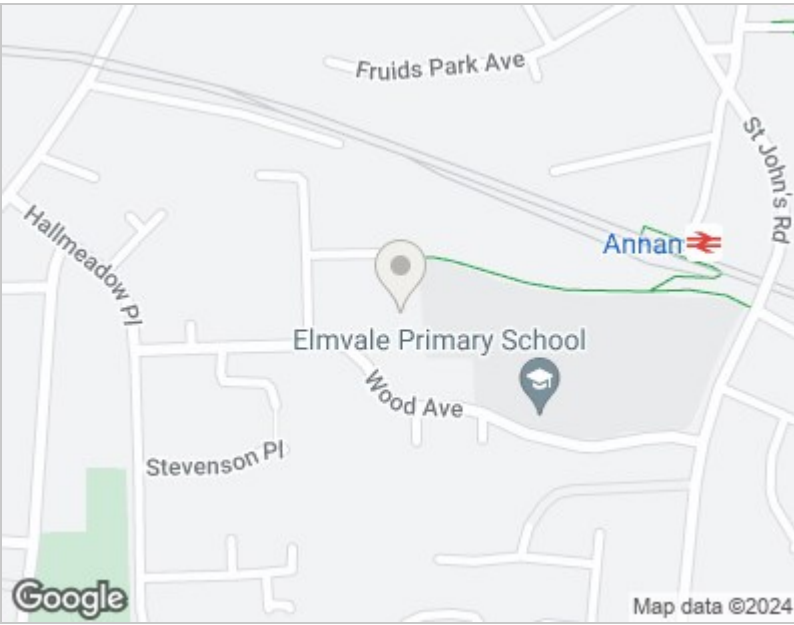
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

