



23, Norwood Crescent,  
Alloa, Clackmannanshire FK10 2BU

Offers Over £227,500

County Estates is delighted to introduce to the market this well-presented three-bedroom semi-detached house located in a quiet residential area of Alloa.

This property comprises of; an entrance, entrance hallway, bright and spacious living room, dining area, fitted kitchen, the family bathroom, and a single bedroom, all on the ground level. On the upper level, the property comprises of the principal and second bedroom. The property further benefits from a driveway and a single garage.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### Entrance

Access to the property is via a white aluminum door with opaque glazing panel with an adjoining aluminum window with opaque glass.

### Entrance Hallway

The welcoming entrance hallway has carpeted flooring, a large walk-in storage cupboard that houses the electrics. The hallway provides access to the bright and spacious living room, dining area, fitted kitchen, family bathroom and the third bedroom, stairs leading to the upper level providing access to the two double bedrooms.

### Living Room 12' 5" x 16' 1" (3.78m x 4.90m)

The bright and spacious living room has a window overlooking the front of the property, with carpeted flooring throughout. There is also a gas fire insert with a firestone fireplace and marble hearth. Access to the dining room can be gained from the living room.

### Dining Room 12' 3" x 8' 8" (3.73m x 2.64m)

The dining room is carpeted throughout, with patio doors leading directly to a raised paved patio area within the back garden. There is ample room for free-standing furniture; both the living room and the kitchen can also be accessed from the dining room.

### Kitchen/Breakfast Room 15' 9" x 8' 0" (4.80m x 2.44m)

The kitchen/breakfasting area is fitted with dark wood wall and base units and contrasting worktops. The kitchen benefits from a breakfast bar and integrated washing machine, dishwasher, fridge and freezer, with a built-in electric hob, oven and extractor fan. The kitchen also provides additional storage space with a built-in cupboard. A window offers views of the rear garden, and an external door leads to the enclosed rear garden.

### Family Bathroom 8' 10" x 6' 11" (2.69m x 2.11m)

The family bathroom has vinyl flooring throughout and has fully tiled walls. The bathroom features a corner bath with an attached shower head, a wash hand basin surrounded by vanity units, a WC, and a heated towel rail.

### Bedroom Three 8' 10" x 10' 0" (2.69m x 3.05m)

This bedroom is situated on the ground level with a front-facing window and has space for free-standing furniture. Its position within the property provides the versatility to be utilized as a third bedroom or an office/living space.

### Upper Hallway

The upper hallway is fully carpeted throughout with access to the principal and second bedroom. There is also a sizable cupboard housing the boiler, and access can be gained to the loft space from the hallway as well.





### **Principal Bedroom 12' 6" x 17' 2" (3.81m x 5.23m)**

The spacious principal bedroom is fully carpeted throughout and features a window overlooking the front of the property. The room space allows for free-standing furniture and benefits from a built-in shelved cupboard.

### **Bedroom two 9' 9" x 14' 8" (2.97m x 4.47m)**

This second bedroom is carpeted with a side-facing window and two walk-in cupboards, both with hanging rails and shelving. This bedroom has space for free-standing furniture.

### **Gardens**

The private front garden features decorative stone chips, shrubs and a paved path leading to the front entrance, and the full benefit of views of the Ochil Hills. The private rear garden benefits from patio areas perfect for seating, and stone-chipped areas with an array of colourful shrubs on display, with the rear garden being fully enclosed. The side garden gives access to the front of the property and the garage side door.

### **Garage & Driveway**

The property benefits from a Monoblock driveway and a single car garage.

### **Included Extras**

Included in the sale of the property are all fixtures and fittings, lights and light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. Also included in the sale is the built-in electric oven and hob, intergrated washing machine, dishwasher, and fridge freezer.

### **Heating & Glazing**

The property benefits from a gas central heating system and is fully double glazed with aluminum frames throughout.

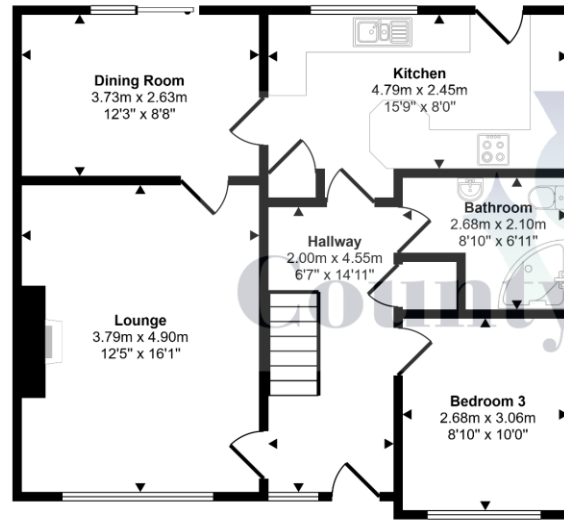
### **Home Report**

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)



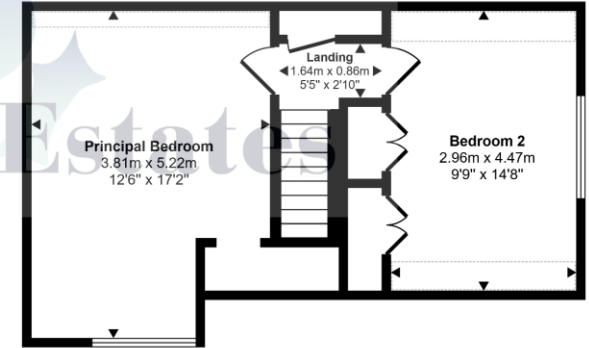


Approx Gross Internal Area  
108 sq m / 1166 sq ft



Ground Floor  
Approx 67 sq m / 726 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 41 sq m / 440 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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