

HUNTERS[®]

HERE TO GET *you* THERE



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Stapleton Road

Annan, DG12 6NB

Offers Over £220,000



Council Tax: D



HUNTERS



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Fellview Stapleton Road

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GROUND FLOOR:

PORCH

Entrance door from the front, internal door to the hall, and single glazed windows to the front aspect.

HALL

Internal doors to the living room and bedroom three, and stairs to the first floor landing.

LIVING ROOM

Double glazed window to the front aspect, radiator, fireplace with open-fire, and an internal door to the rear hall.

REAR HALL

Internal door to the bathroom, and a doorway to the dining kitchen.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with timber worksurfaces and tiled splashbacks above. Integrated eye-level electric double oven with grill, five-burner gas hob, extractor unit, integrated microwave, integrated slimline dishwasher, space with plumbing for a washing machine, space with plumbing for an American-style fridge freezer, one bowl Belfast sink with mixer tap, recessed spotlights, under-counter lighting, radiator, under-stairs cupboard with lighting, two double glazed windows to the rear aspect, and an external door to the rear garden.

BATHROOM

Four piece suite comprising a WC, pedestal wash basin, freestanding bathtub, and a corner shower enclosure with mains shower unit. Tiled

splashbacks, chrome towel radiator, recessed spotlights, extractor fan, and an obscured double glazed window.

BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hall, and internal doors to bedrooms one and two.

BEDROOM ONE

Double glazed window to the front aspect, radiator, over-stairs cupboard/wardrobe, and a loft-access point.

BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

EXTERNAL:

Front Garden & Driveway:

To the front of the property is a low-maintenance garden area, with mature hedging to the front boundary along with pedestrian access gate. To the side of the property is a block-paved driveway with double gates, allowing off-road parking for two/three vehicles. The driveway extends to the side of the property towards the detached garage and garden at the rear.

Rear Garden:

To the rear of the property is a generous garden, benefitting a paved seating area and a raised lawn with mature trees, shrubs and hedging throughout. The rear garden also benefits an external cold-water tap.

Tel: 01387 245898

GARAGE

Detached single garage complete with manual up and over garage door, pedestrian access door, double glazed window, power and lighting.

WHAT3WORDS:

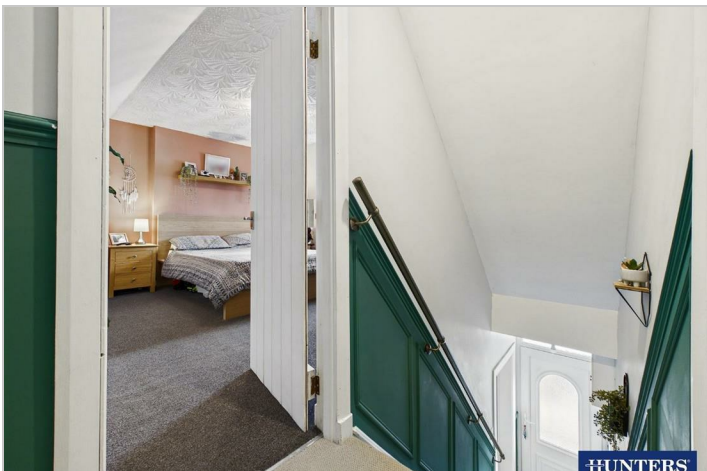
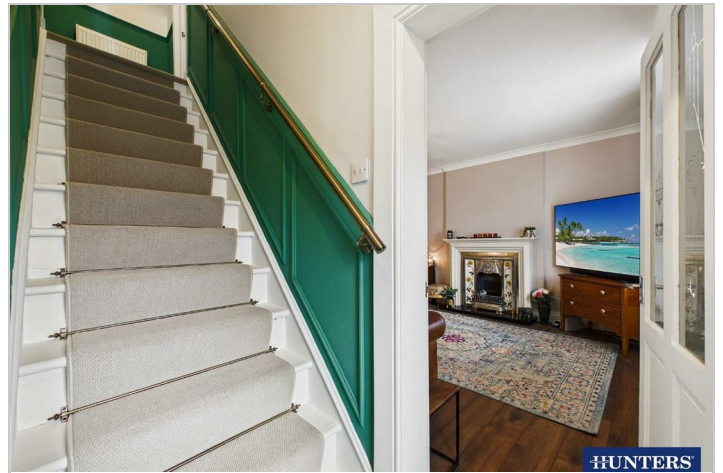
For the location of this property, please visit the What3Words App and enter - wreck.exactly.bump

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

HOME REPORT:

The Home Report for this property is downloadable from the 'brochures' section of Rightmove or the 'additional links' section of Zoopla. Alternatively, please contact our Annan office directly to request an email copy.



Road Map



Hybrid Map



Terrain Map



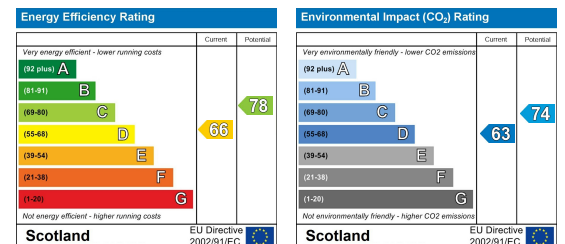
Floor Plan



Viewing

Please contact our Hunters Annan Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.