

68 Hazel Avenue, Dumbarton, West
Dunbartonshire



Offers over
£179,995

SBXPROPERTY
ESTATE & LETTING AGENTS



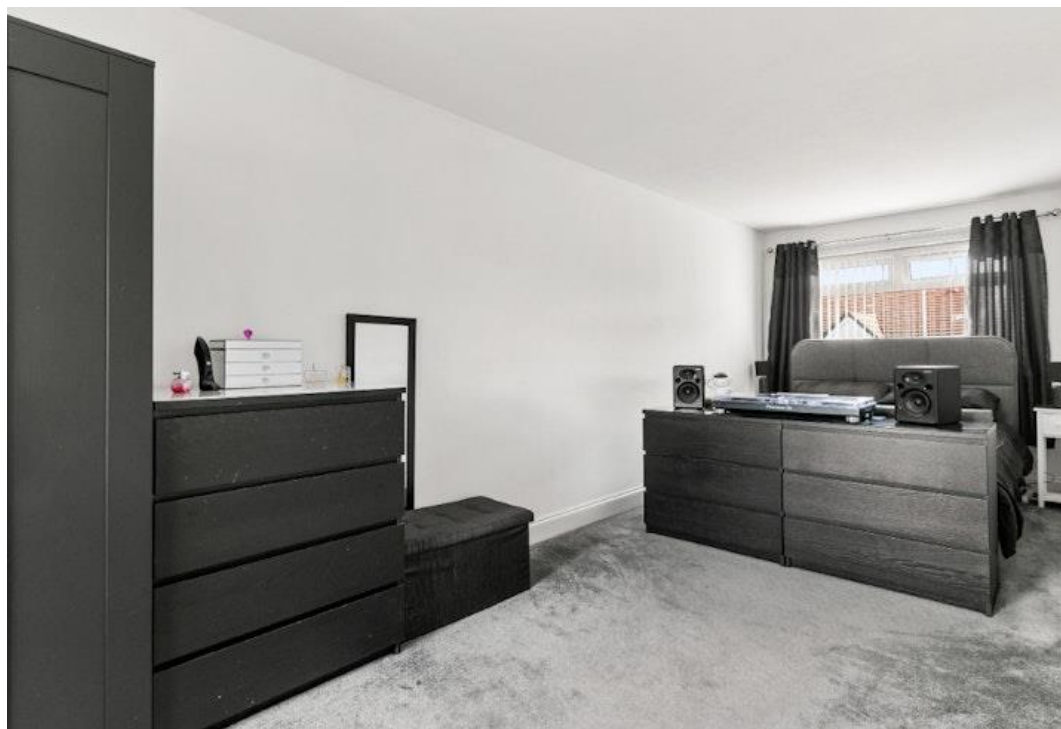
Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Excellent opportunity to acquire this **FOUR BEDROOM SEMI DETACHED FAMILY HOME** in sought after Hazel Avenue, Dumbarton. Overall, the property has good room sizes and great storage facilities a modern kitchen and modern four-piece bathroom with fantastic uninterrupted views over farmland to the rear make this an ideal home for the growing family.

Accommodation: Entrance vestibule leading to generous sized lounge with neutral decorative finishes and matching grey coloured carpeting, the lounge is set out on an open plan arrangement with attractive spiral staircase leading to the upper apartments. Modern fitted kitchen with an excellent range of wall and base mounted units in gloss white with eye level electric double oven, four ring electric hob and extractor hood, integrated dish washer, under counter fridge and freezer and washing machine. Stainless steel sink and drainer with mixer tap. Matching worksurfaces and splash backs. Door to rear gardens. Downstairs master Bedroom extending to the full depth of the property with windows to front and rear allowing maximum light to the room.

UPPER ACCOMODATION:

Accessed via spiral staircase, there are three further bedrooms each with storage facilities, a large double door storage cupboard on landing and loft access hatch. There is also a four-piece family bathroom comprising bath, shower cubicle with wall mounted electric shower inset, wash hand basin and close couple W.C. Full height wall tiling to shower area, reducing to waist height and emulsion finishes to remainder with recessed ceiling lighting.

External: The property benefits from a paved driveway suitable for three cars, the well-tended private rear gardens have dual decking and patio areas bound by timber fencing and mature shrub beds, the uninterrupted views are fantastic making the rear garden an area to relax and enjoy.

The property would make an ideal move for the growing family, we highly recommend early viewing to avoid disappointment.

Additional: Included in the sale. Washing machine, under unit fridge and under unit freezer, timber shed.

EPC:C72: 6600-0912-0022-3001-1663 **THE HOME REPORT CAN BE FOUND ON OUR OWN WEBSITE OR VIA EPC ON RIGHTMOVE.**

Floorplan & Room Sizes



1ST FLOOR



2ND FLOOR

Lounge 4m x 4.9m (13'1" x 16'1")

Kitchen 2.2m x 4m (7'2" x 13'1")

Bedroom 1 7.2m x 2.45m (23'7" x 8'0")

Bedroom 2 4.1m x 2.55m (13'6" x 8'5")

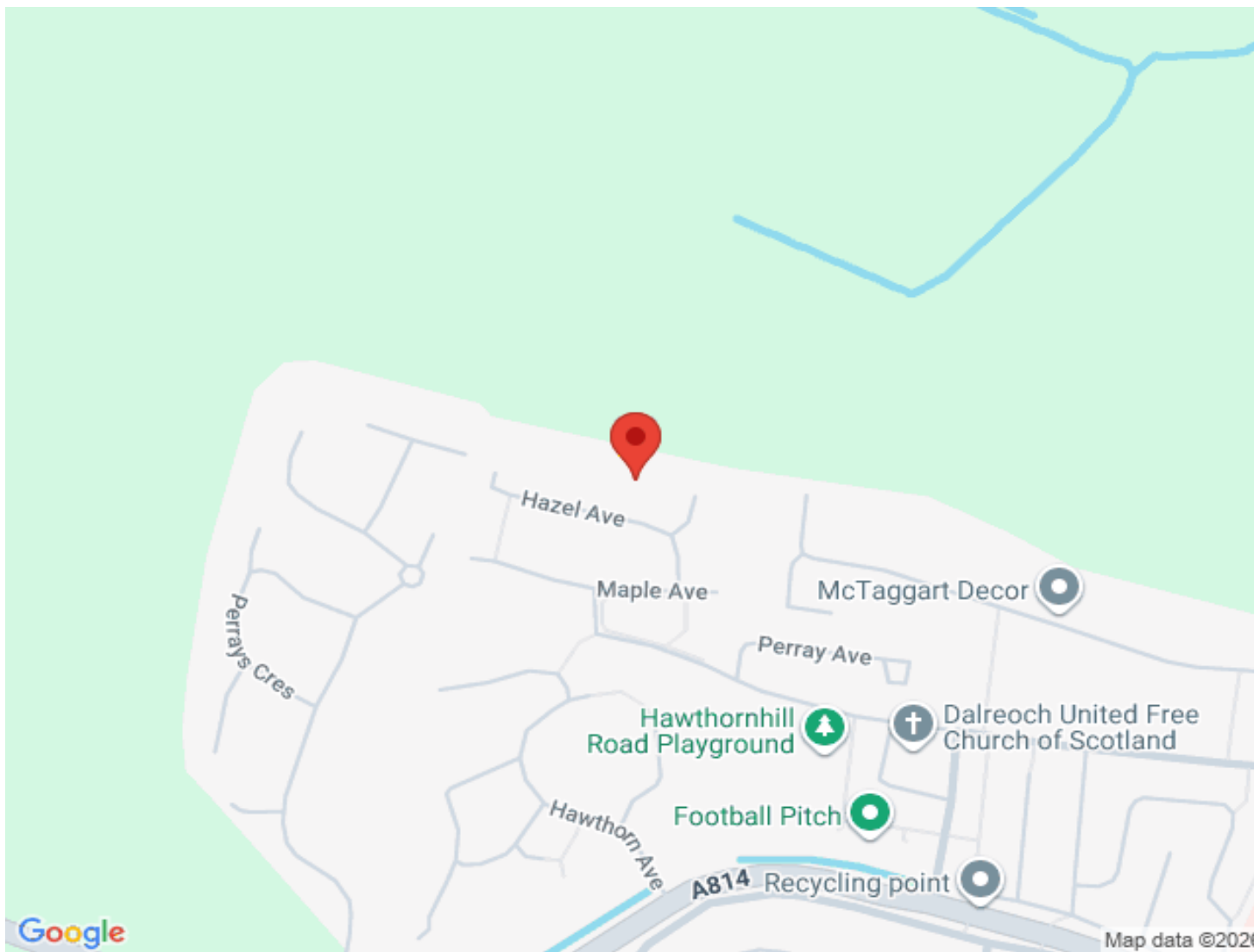
Bedroom 3 2.45m x 3.2m (8'0" x 10'6")

Bedroom 4 2.2m x 3.35m (7'2" x 11'0")

Bathroom 3m x 2.5m (9'10" x 8'2")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



Email
all@sbproperty.co.uk

Telephone
01389 731730