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19 MAXTON COURT, HAWICK, TD9 8QN
THREE BEDROOM HOUSE WITH GARDEN AND GARAGE

EPC C
OFFERS AROUND £180,000

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Early viewing is recommended of this detached three bedroom family home in the ever popular "Stirches" area of town. Benefitting from front and back gardens, the property also has the added benefit of a single car garage and off street parking space. Stirches primary school is a short walk away.

Entering from the front, the hallway provides access to the majority of the ground floor accommodation and has a two large storage cupboards one housing the gas boiler. The bright and spacious lounge sits to the front of the property and has a large double glazed window allowing a flood of natural light and there is an ornamental stove offering a central focal point. The dining kitchen is both well appointed and modern with a range of high gloss floor and wall units with black worksurfaces and a striking red splashback. There is ample space for a dining table and chairs. The kitchen benefits from an integrated fridge freezer, dishwasher and oven with gas hob and chimney style cooker hood. There is a large pull out larder unit and a single bowl sink. Also situated on the ground floor is a handy two piece cloakroom with white WC and wash hand basin. A rear porch leads through to the back door out to the garden and there is a handy utility space in the porch where a washing and/or tumble drier can be housed.

A carpeted stair leads up to the first floor landing where there are two further useful storage cupboards. There are three good sized bedrooms on this level (two to the front and one to the rear) and the bedroom at the back has a range of built in wardrobes for storage. Completing the accommodation is the family bathroom which has a walk in shower enclosure with mixer shower. The wash hand basin and WC are set into timber effect vanity furniture and the room is mostly clad in a neutral coloured aqua board.

Externally to the front there is off street parking and a single car garage. Also to the front is an area of lawn and patio ideal for alfresco dining. The rear garden has lawn and clothes drying facilities.

Maxton Court is set in the ever popular 'Stirches' area on the outskirts of Hawick ideal for access to the countryside- a wonderful town steeped in a sense of history and tradition. Known as the 'Home of Cashmere', Hawick offers a multitude of varied attractions, including the Borders Textile Towerhouse, Borders Distillery, cinema, Teviotdale Leisure Centre, Vertish Hill Golf Course and the award-winning Wilton Lodge Park and is famous for its proud rugby tradition. The town boasts a number of independent shops and bistros as well as larger supermarkets and excellent schooling, and is also the venue for the famous annual Common Riding and popular Summer Festival. The area offers opportunities for walking, cycling, horse riding and fishing, and the surrounding Borders towns are easily accessible, with the Borders railway only a 25-minute drive away.

ROOM SIZES:

Lounge 3.50 x 4.35
Kitchen 3.54 x 3.93
Bedroom 2.65 x 4.45
Bedroom 2.30 x 4.45
Bedroom 3.00 x 3.45
Bathroom 2.55 x 1.65

SERVICES: Mains water, drainage & electric. Gas central heating and double glazing.

EPC RATING: C COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: The sale shall include all carpets, blinds, light and bathroom fittings

HOME REPORT: Interested parties wishing a copy of the Home Report for this property can obtain one by request.

VIEWING: By appointment with Geo & Jas Oliver, W.S.

IMPORTANT NOTICE: Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

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FREE PRE-SALE VALUATION: If you are considering selling your property, Geo & Jas Oliver W.S., will value your existing home free of charge. Please contact us if you feel that this service may be helpful to you.

