

FOR SALE

**3 SPRINGWELL ROAD,
STRANRAER, DG9 0AF**



A well-proportioned and extensively modernised semi-detached villa located within a popular residential development within easy reach of the town centre and all major amenities. The property benefits from a contemporary 'dining' kitchen, splendid bathroom, ground floor WC, new internal plasterwork, new internal woodwork, internal oak doors, new external insulation, uPVC double glazing, and full gas fired CH (new radiators.)

Set within a generous area of landscaped garden ground with off-road parking for one car.

**HALLWAY, LOUNGE, 'DINING' KITCHEN, WC,
BATHROOM, 3 BEDROOMS, OUTBUILDINGS,
GARDEN**

PRICE: Offers over £120,000 are invited



Property Agents

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High profile town centre display

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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

Located within easy reach of the town centre and all major amenities, this is a semi-detached villa which provides well-proportioned family accommodation over two floors. The property is of traditional construction under a tiled roof and benefits from having a contemporary kitchen, delightful bathroom, ground floor WC, new internal plasterwork, new internal woodwork, internal oak doors, new external insulation, uPVC double glazing, and full gas fired central heating (new radiators.)

It is situated within its own generous area of landscaped garden ground with off road parking for one car.

Local amenities within easy reach include general store and Sheuchan Primary School while all major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all located in and around the town centre approximately 1 mile distant. There is also a town centre and secondary school transport service available from closeby.

HALLWAY:

The property is accessed by way of a uPVC storm door with side panel. Built-in cupboard housing the electric meter and fuse board. CH radiator.



LOUNGE: (Approx 4.96m – 3.47m)

A well-proportioned main lounge to the front. There is a brick fire surround housing a woodburning stove. CH radiator and TV point.



'DINING' KITCHEN: (Approx 5.96m – 3.05m)

The kitchen is fitted with an extensive range of floor and wall mounted units with ample granite style worktops incorporating a stainless-steel sink with swan neck mixer. There is a range style cooker, dishwasher, automatic washing machine, and American style fridge/freezer.



Further kitchen image



WC:

Comprising a WHB and WC. Built-in cupboard housing the gas fired central heating boiler.



LANDING:

The landing provides access to the bedroom accommodation and the bathroom.



BATHROOM: (Approx 2.6m – 1.77m)

The bathroom is fitted with a three-piece suite in white comprising a WHB, WC, and 'P' shaped bath. There is a shower in place over the bath with a curved shower screen. CH radiator.



BEDROOM 1: (Approx 4.14m – 3.07m)

A bedroom to the front with TV point and CH radiator.



BEDROOM 2: (Approx 2.91m – 3.06m)

A further bedroom to the front with built-in wardrobe, CH radiator, and TV point.



BEDROOM 3: (Approx 2.43m – 2.81m)

A bedroom to the rear with CH radiator and TV point.



OUTBUILDINGS:

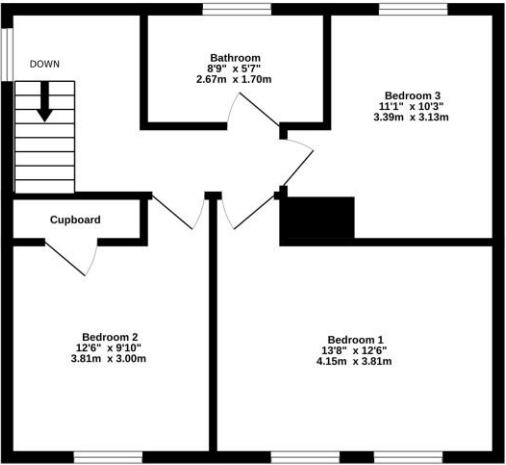
There are three wooden outbuildings, one of which is used as garden room, one used as a workshop, and the other as a greenhouse. Power and light.



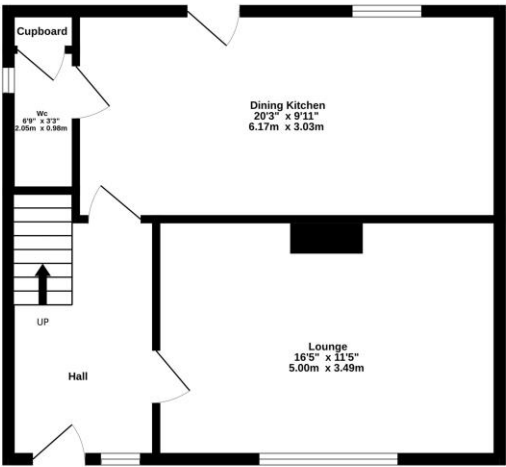
GARDEN:

The property is set within its own generous area of landscaped garden ground. The front has been laid out shrub borders and has off road parking for one car. The enclosed rear garden is laid out to lawn with vegetable beds, fruit trees, decked area, gravel border, paved patio, and children's play area with climbing frame and boat.





1st Floor
495 sq.ft. (46.0 sq.m.) approx.



Ground Floor
497 sq.ft. (46.2 sq.m.) approx.

TOTAL FLOOR AREA : 992 sq.ft. (92.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 14/09/2023

COUNCIL TAX: Band 'B'

GENERAL:

All flooring, cooker, dishwasher, automatic washing machine, American style fridge/freezer, and outbuildings are included in the sale price.

SERVICES:

Mains electricity, gas, drainage, and water. EPC = C

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,

Charlotte Street, Stranraer, DG9 7ED.

Telephone (01776) 706147 Fax: (01776) 706890

www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property, or show what is included in the sale. **Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.**