

HUNTERS®

HERE TO GET *you* THERE



Breakwell Avenue

Eastriggs, DG12 6QH

Offers Over £150,000



- Lovingly Cared for Semi Detached Bungalow,
- 3 Bedrooms, Bathroom,
- Entrance Hall, C/H, D/G,
- Well Established Gardens,

- Quiet Cul-de-Sac Location,
- Living Room, Dining Kitchen,
- Driveway, Carport, Garage,
- Energy Rating - D

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Property Launch Wednesday 21st September between 14:00 - 15:30, please contact our office to book your viewing.

A lovingly cared for Semi Detached Bungalow located in a quiet cul-de-sac location in a desirable residential area of Eastriggs. The bungalow is providing a wealth of opportunity for a buyer to move in and truly make this property their own. Contact Hunters Today!

The accommodation is deceptively spacious briefly comprising of Entrance Hall, Living Room, Dining Kitchen, 3 Bedrooms and Bathroom. The property is benefiting from Central Heating, Double Glazing, Well Established Front and Rear Garden, Onsite Driveway leading to Carport and Garage.

A viewing is imperative to fully appreciate the bungalow and the location. No Onward Chain.

Entrance Hallway

Approached glazed external door with glazed side panel, incorporating airing cupboard and loft access.

Living Room

14'8" x 13' (4.47m x 3.96m)

Front facing reception room with window and radiator.

Dining Kitchen

18' x 9'7" (5.49m x 2.92m)

Incorporating fitted base and wall units with complimentary worksurface over, 4 ring hob with oven below, sink unit, plumbing for a washing machine, radiator, window and patio doors leading into the garden.

Bedroom 1

13' x 9'9 (3.96m x 2.97m)

Rear facing bedroom with window, radiator and fitted wardrobes.

Bedroom 2

12'3" x 9'7" (3.73m x 2.92m)

Front facing bedroom with window, radiator and fitted wardrobes

Bedroom 3

9'7" x 8' (2.92m x 2.44m)

Front facing bedroom with window and radiator.

Bathroom

9'6" x 7' (2.90m x 2.13m)

Incorporating 3 piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low-level WC, window and radiator.

Garage

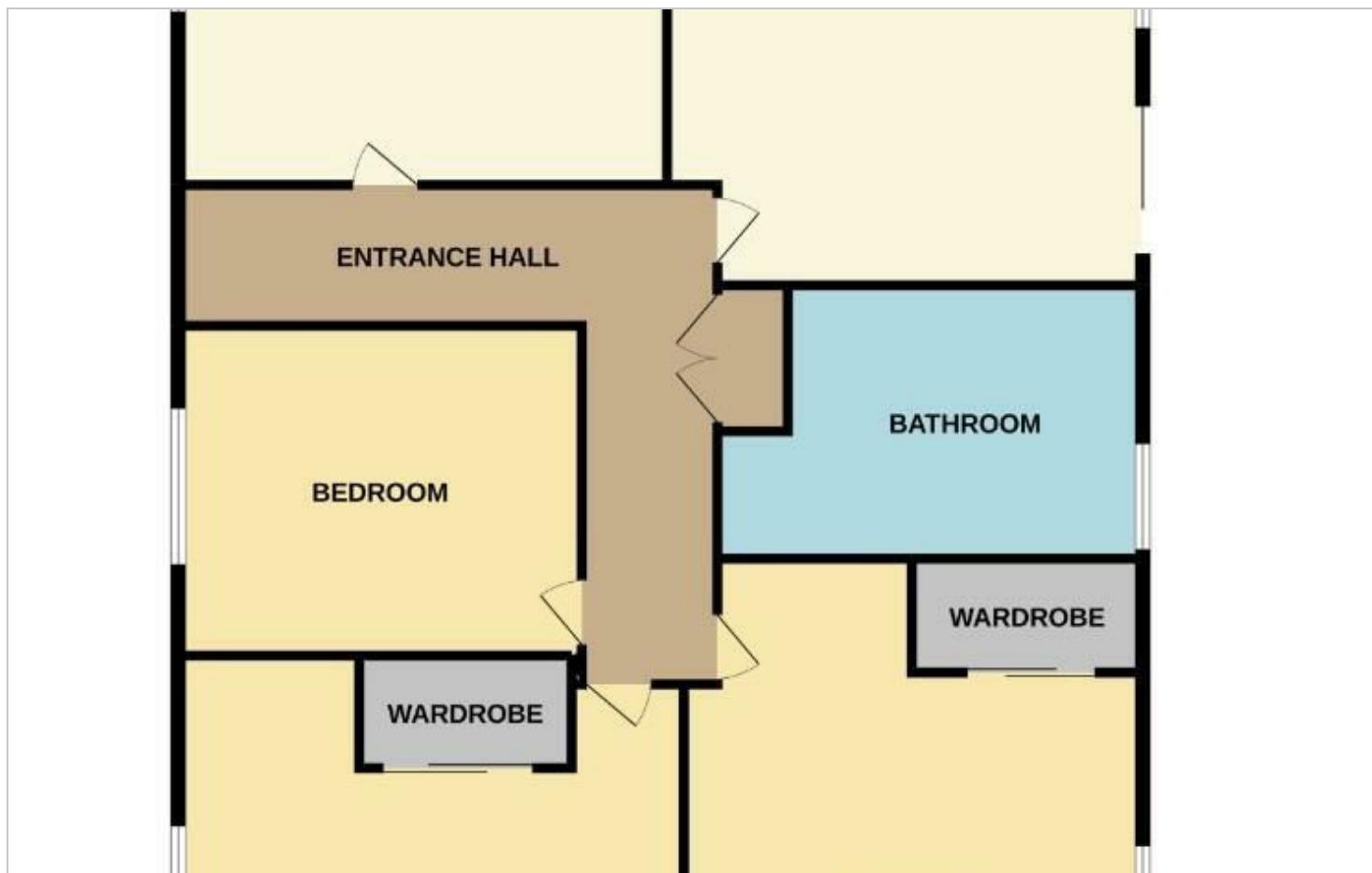
21'11" x 10'11" (6.68m x 3.33m)

Approached through up and over door with pedestrian side access door, lighting and power.

Externally

To the front of the property is a low maintenance, laid lawn garden with mature shrubbery, to the side is a driveway with gated access into a carport area that is providing access to the garage. To the rear of the property is an enclosed, well established laid lawn garden with paved patio sitting area, water feature and mature plant, shrubbery and hedging. Electric socket to the front and rear and water supply to the rear.

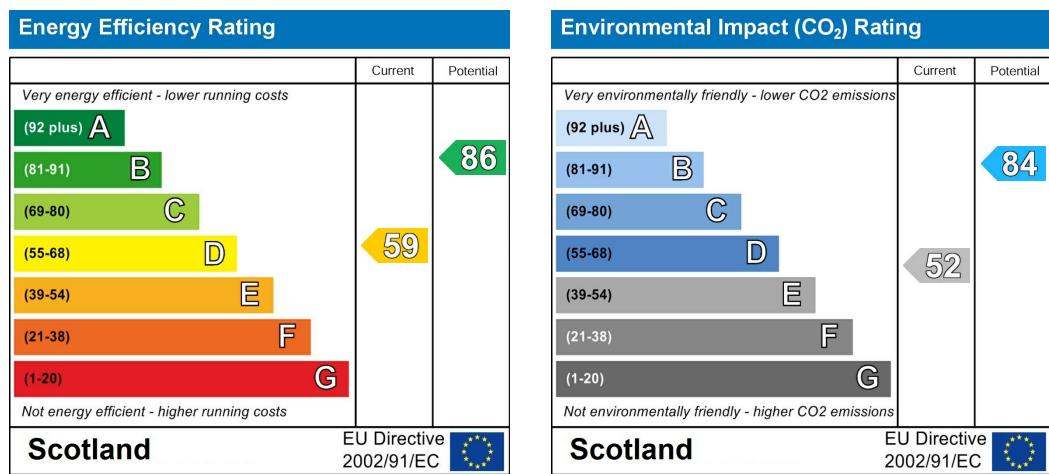
Floorplan





Tel: 01228 584249

Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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