

18 Antrim Avenue, Stranraer

DG9 7AZ

Offers Over £125,000 are invited.

18 Antrim Avenue

Stranraer, DG9 7AZ

Local amenities include a general store, supermarket, leisure centre and primary schools while all major amenities are located in and around the town centre and include further supermarkets, healthcare and secondary school. There is also a town centre and school transport service available from close by.

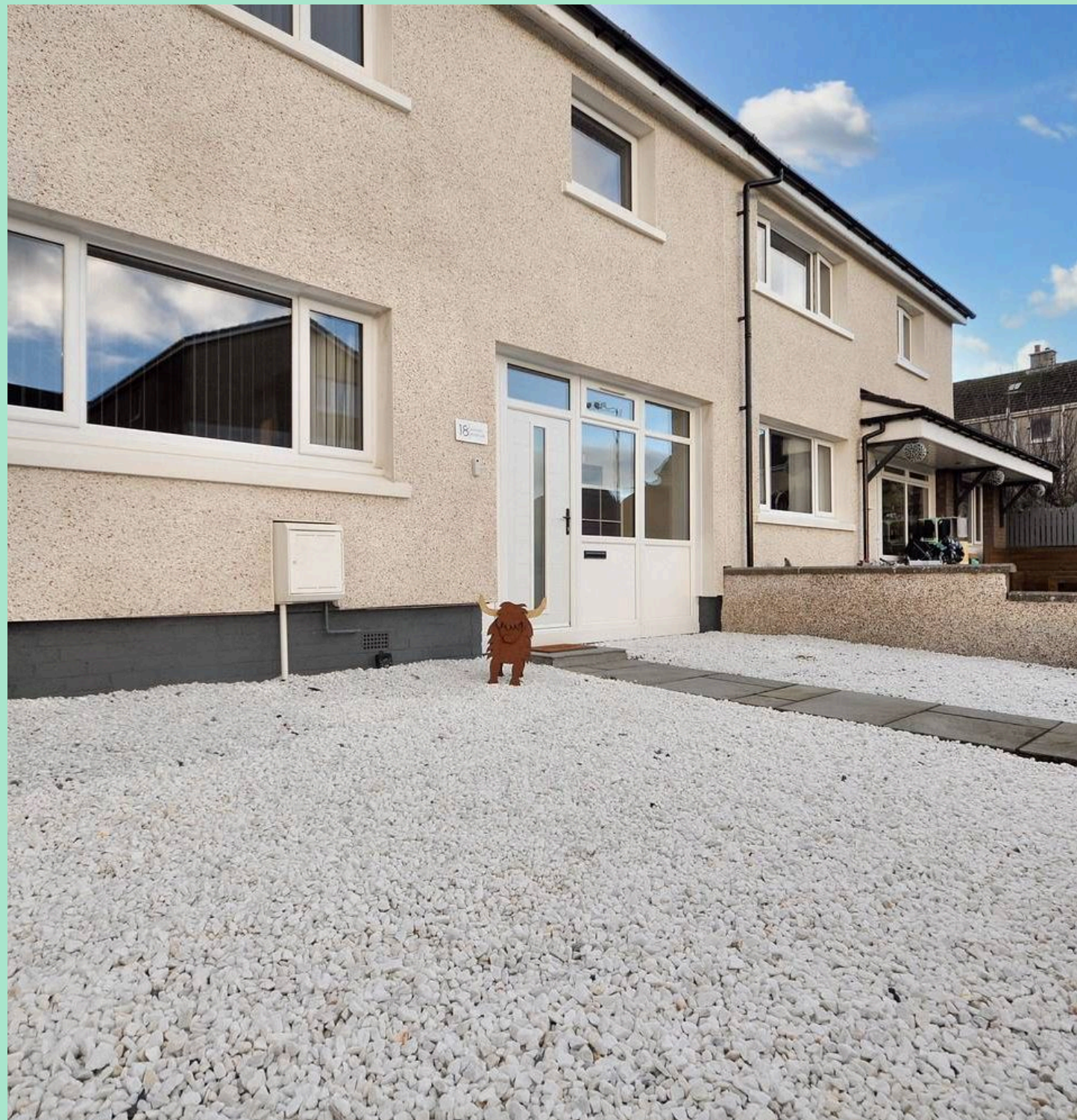
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Fully renovated spacious terraced property
- Three bedrooms
- Walk in condition
- Gas fired central heating
- Full UPVC double glazing
- Newly installed kitchen & bathroom
- Recently landscaped enclosed garden grounds
- Recently tiled roof
- Ideal first time purchase

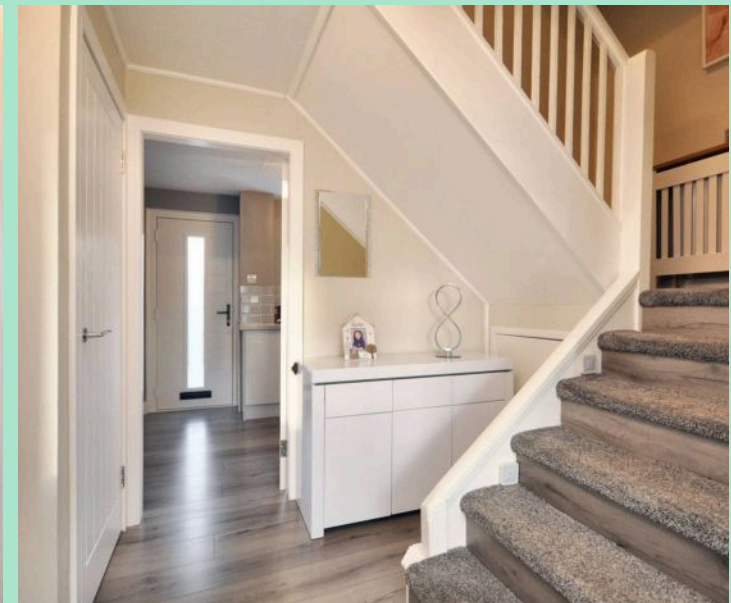
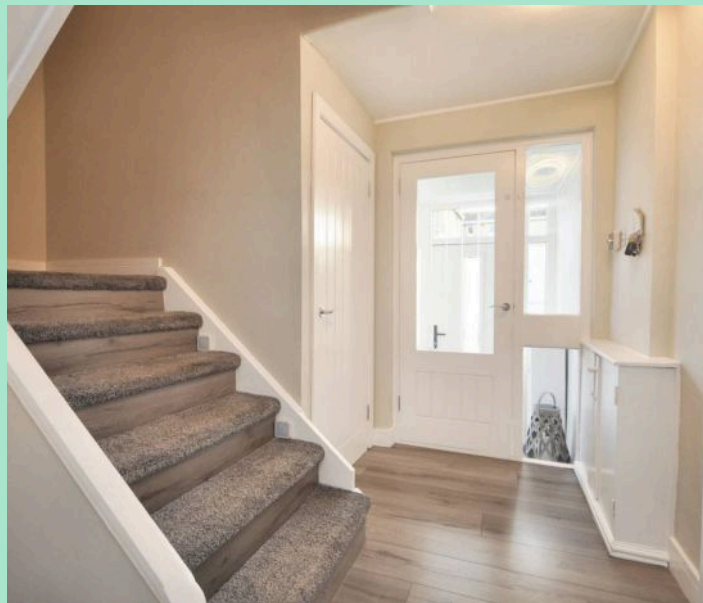


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Presented to the market in true walk-in condition, this fully renovated three-bedroom mid-terraced house offers an exceptional opportunity for first-time buyers or those seeking a stylish and low-maintenance home. The property boasts a spacious layout with modern finishes throughout, including a newly installed kitchen and bathroom, ensuring contemporary comfort and convenience. Benefiting from gas fired central heating and full UPVC double glazing, the home is both energy efficient and cosy in all seasons. The interior has been tastefully finished to a high standard, with neutral décor that will appeal to a variety of tastes. The recently tiled roof provides peace of mind for years to come, while the overall presentation of the property means it is ready for immediate occupation.

Externally, the property features recently landscaped and fully enclosed garden grounds to the rear, designed with ease of maintenance and outdoor enjoyment in mind. The rear garden comprises a concrete paved pathway that surrounds an artificial lawn, ideal for year-round use, and includes a practical timber built shed for additional storage. All boundaries are secured by timber fencing, with the added benefit of rear gate access for convenience. The front garden has also been thoughtfully landscaped, featuring a brick pebble dashed boundary wall, a paved pathway leading to the entrance, and generous gravel borders that require minimal upkeep.



Front porch

The property is accessed by way of composite storm door with double glazed side panel. Glazed interior door to the hallway.

Hallway

A bright and spacious hallway which provides access to all of the ground floor accommodation. Two generous built-in storage cupboards with one currently housing central heating boiler. Stairs leading up to upper floor accommodation.

Lounge/ Dining Area

21' 8" x 12' 2" (6.60m x 3.70m)

A generous sized, comfortable main lounge to the front with large double glazed window providing an open outlook over parkland. Open plan dining area to rear with double glazed window. Two central heating radiators and TV point.

Kitchen

15' 9" x 6' 11" (4.80m x 2.10m)

Recently installed kitchen, fully fitted with both floor and wall mounted units comprising of black composite sink with swan neck flexi-head mixer tap, integrated electric fan oven and ceramic hob with fitted extractor. Under counter dish washer as well as space for fridge freezer. Large double glazed window to rear and composite storm door providing rear access to enclosed garden grounds.

Landing

Open landing on the upper level providing full access to upper floor accommodation with generous built in storage.

Bathroom

9' 6" x 7' 7" (2.90m x 2.30m)

A bright and modern bathroom on the upper level with large double glazed window. The bathroom is fitted with a 3-piece bathroom suite comprising WHB with fitted vanity unit, WC and bath. There is a mains rainfall style shower in place over the bath with shower screen and tiled walls.



Bedroom

11' 10" x 8' 6" (3.60m x 2.60m)

A spacious double bedroom on the upper level to rear of property with large double glazed window providing rear outlook as well as central heating radiator and generous built in storage.

Bedroom

11' 10" x 9' 10" (3.60m x 3.00m)

A spacious double bedroom on the upper level to front of property with large double glazed window providing front outlook as well as central heating radiator and generous built in storage.

Bedroom

12' 10" x 6' 11" (3.90m x 2.10m)

A third bedroom on the upper level to front of property with large double glazed window providing front outlook as well as central heating radiator.

Rear Garden

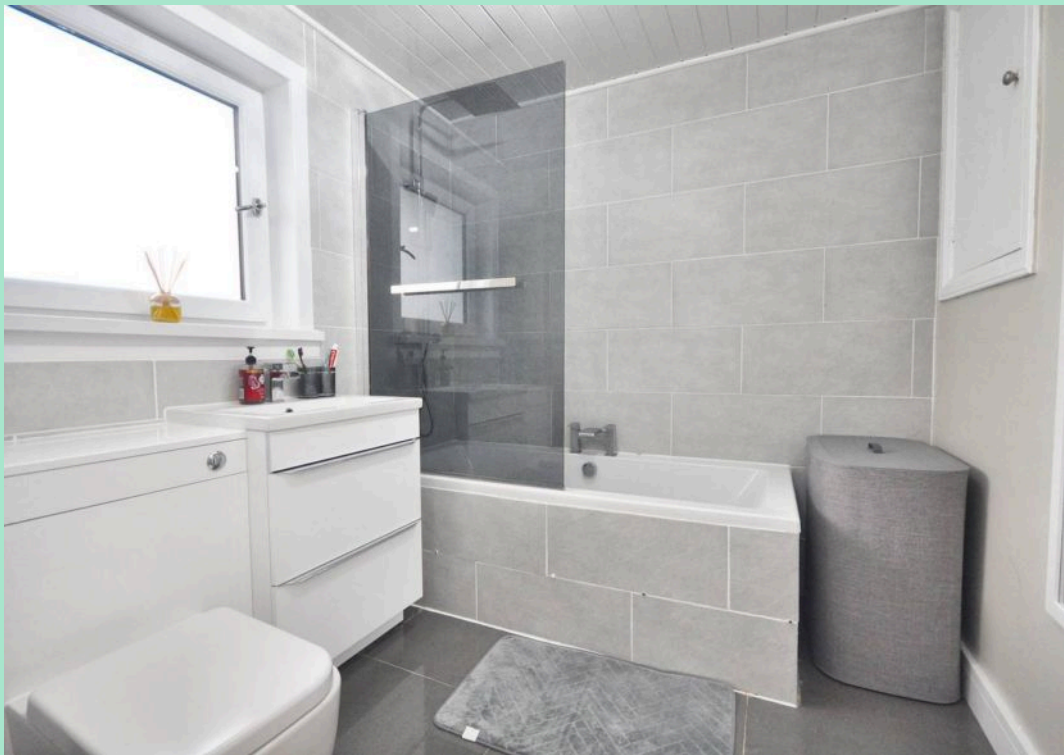
Fully enclosed garden grounds to rear having been recently landscaped to comprise of concrete paved pathway surrounding artificial lawn and timber built shed which is available through separate negotiation. Surrounded by boundary timber fencing with rear gate access.

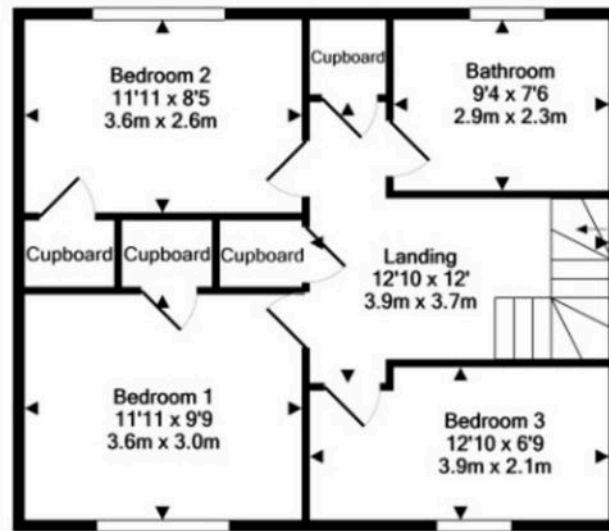
Front Garden

Recently landscaped front garden grounds comprising of brick pebble dashed boundary wall with paved pathway and generous gravel borders for ease of maintenance.

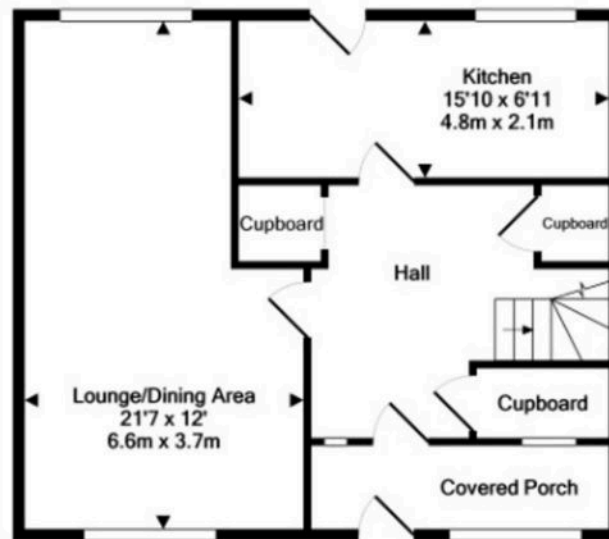








1st Floor



Ground Floor

Conditions of Sale We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us. Pre-sale Appraisal If you are considering moving we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.





South West Property Centre Ltd

South West Property Centre, Charlotte Street – DG9 7ED

01776 706147

property@swpc.co.uk

www.southwestpropertycentre.co.uk



Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered.