



END TERRACED HOUSE

GOOD LOCATION

BRIGHT AND SPACIOUS LIVING ROOM

THREE DOUBLE BEDROOMS

KITCHEN

FAMILY BATHROOM

ENCLOSED FRONT GARDEN & LARGE REAR GARDEN

DRIVEWAY (SHARED)



16 Stanton Avenue
Alloa, FK10 1NE

Offers Over £153,500

Entrance

Entrance is via a white UPVC door leading to the hallway.

Entrance Hallway

The hallway is carpeted throughout with a window overlooking the side of the property. It is fitted with a built-in cupboard housing the electrics and a further large walk-in cupboard, located under the stairs, which stores the boiler. Leads to the family bathroom, living room, and the stairs leading to the upper level.

Family Bathroom

 5' 4" x 8' 10" (1.62m x 2.69m)

The family bathroom is fully tiled throughout, fitted with a three-piece suite including a sink, W.C and a bath with an overhead gas shower. An opaque window overlooks the rear of the property.

Living Room

 11' 5" x 15' 6" (3.48m x 4.72m)

The bright and spacious living room is carpeted throughout with two windows overlooking the front of the property. Provides access to the kitchen.

Kitchen

 12' 8" x 8' 10" (3.86m x 2.69m)

The kitchen overlooks the rear garden, with laminate flooring throughout. The kitchen is fitted with a range of white wall and base units, wood-effect worktops, and a gas hob and electric oven. There is a free-standing fridge freezer and under-counter space for a washing machine and dishwasher. A white UPVC door provides access to the rear garden.

Upper Hallway

The hallway is carpeted throughout with a window overlooking the side of the property. Provides access to the loft.

Bedroom Three

 10' 10" x 10' 11" (3.30m x 3.32m)

The third double bedroom is carpeted throughout with a window overlooking the rear garden. It benefits from a built-in wardrobe fitted with hanging rails and shelving. There is ample room for free-standing furniture.

Bedroom Two

 8' 11" x 12' 4" (2.72m x 3.76m)

The second double bedroom is carpeted throughout with a window overlooking the rear garden. It benefits from a built-in wardrobe fitted with hanging rails and shelving. There is ample room for free-standing furniture.

Principal Bedroom

 16' 8" x 10' 4" (5.08m x 3.15m)

The spacious principal bedroom is carpeted throughout with a window overlooking the front of the property. It benefits from a built-in wardrobe fitted with shelving. There is ample room for free-standing furniture.

Heating & Glazing

The property benefits from gas central heating and double glazing throughout.

Gardens & Parking

The property has an enclosed, stone-chipped front garden with a paved path leading to the front entrance. The property further benefits from a spacious rear garden comprising of patio areas for seating, stone-chipped areas, and a large concrete garage for added storage. Access to the rear garden can be gained via the rear door in the kitchen or the (shared) driveway, which leads from the side of the property to the rear.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains and curtain poles. Also included in the sale of the property are the built-in electric oven and integrated gas hob and the free-standing fridge freezer. Also included is the concrete garage in the rear garden.



Approx Gross Internal Area
93 sq m / 999 sq ft



Ground Floor
Approx 46 sq m / 492 sq ft

First Floor
Approx 47 sq m / 507 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.