



48, LILYBANK ROAD, PORT
GLASGOW, PA14 5AW







Description

This substantial three bedroom SEMI DETACHED VILLA is an ideal family home in a traditional sandstone property set over three levels within popular location. A particular feature is the basement with three rooms and utility/WC offering development potential, subject to permissions. Enviable unrestricted panoramic rear views extend across the River Clyde with hills beyond. Convenient for centre of Port Glasgow and its retail park.

Enclosed gardens extend to the front and rear. The rear garden offers a lawned plot, paved patio, greenhouse and shrubs. Specification includes: double glazing and gas central heating. Partially floored loft accessed by pull down ladder with two Velux windows again provides future development potential.

Apartments comprise: Entrance Vestibule by double UPVC door. The Reception Hallway is reached by a double glazed stained glass UPVC door. The front facing Lounge with three light bay window benefits from coving, ceiling rose and fireplace with inset electric fire. There is a rear facing Dining Room which could also be used as a master bedroom featuring River Clyde views. A Shower Room comprises: vanity wash hand basin, wc and double sized shower cubicle.

The Kitchen with rear window offers maple style units, granite effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob, electric oven, integrated fridge/freezer and dishwasher.

Stairs lead to Upper Landing with stained glass loft hatch. There are three double sized Bedrooms on this floor all with fitted wardrobes. The partially tiled Bathroom has a rear window plus three piece suite comprising: vanity wash hand basin, wc and corner bath with shower.

An internal staircase leads to the Basement with a Hallway offering a storage recess and UPVC to the garden. There are three basement rooms, two with windows. The Utility Room/WC compartment is plumbed for a washing machine.

Early inspection is advised. EPC = D.



Measurements

Entrance Vestibule & Hallway

Lounge
4.11m x 5.84m (13'6 x 19'2)

Kitchen
2.59m x 3.28m (8'6 x 10'9)

Dining Room / Master Bedroom
3.66m x 5.38m (12'0 x 17'8)

Shower Room

Upper Landing

Bedroom 1
3.66m x 5.77m (12'0 x 18'11)

Bedroom 2
3.71m x 6.10m (12'2 x 20'0)

Bedroom 3
2.59m x 3.40m (8'6 x 11'2)

Bathroom

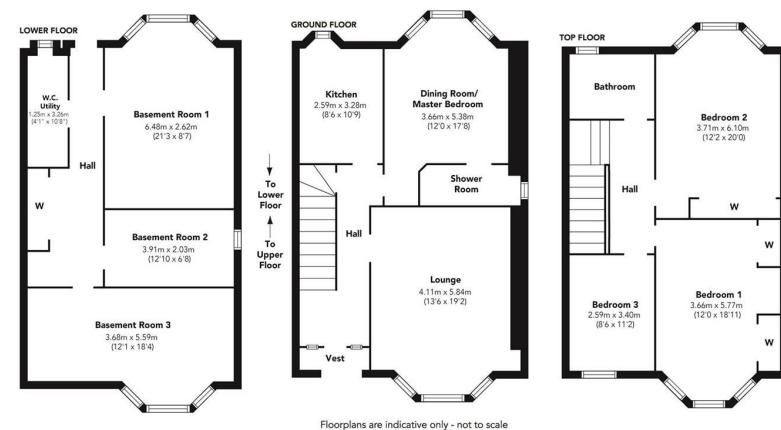
Lower Hallway

Basement Room 1
6.48m x 2.62m (21'3 x 8'7)

Basement Room 2
3.91m x 2.03m (12'10 x 6'8)

Basement Room 3
3.68m x 5.59m (12'1 x 18'4)

Utility/WC
1.25m x 3.26m (4'1" x 10'8")













Agents Notes:

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