



16, SKYE CRESCENT, GOUROCK, PA19  
1ST



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ESTATE AGENTS



# **Description**

**\*CLOSING DATE MONDAY 27TH MARCH AT 12 NOON\***

Occupying a sought after location in the highly desirable Midton area this three bedroom SEMI DETACHED VILLA offers an ideal family home. There is a paved driveway which provides off street parking for two cars, plus a garage. A rear facing Conservatory is accessed from the kitchen and leads to the rear garden. The enclosed rear garden features a pebbled area and lawned plot. There is a pebbled front garden which is partially enclosed by fencing.

Specification includes: double glazing and gas central heating. Family apartments comprise: Hallway by UPVC double glazed door and two inbuilt cupboards. There is a bright bay windowed Lounge with feature recessed gas log effect fire. The Dining sized Kitchen has a rear window and door to the conservatory. There are quality oak style fitted units, cream work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, 5 ring gas hob, electric oven integrated fridge/freezer and separate freezer.

There is a downstairs Bathroom with rear window, plus quality three piece suite comprising: vanity wash hand basin set within oak style unit, wc and shower bath with chrome style shower. Additional benefits include: wall and floor tiling.

Stairs lead to the Upper Landing with front facing window, hatch to the loft and inbuilt cupboard. There are three bright double sized Bedrooms which is perfect for family living. The 3rd bedroom features fitted mirrored wardrobes.

Early viewing is highly recommended for this family home. EPC = D

# **Measurements**

Hallway

Lounge  
4.29m x 4.52m (14'1 x 14'10)

Dining Kitchen  
4.27m x 3.18m (14'0 x 10'5)

Conservatory  
1.83m x 3.25m (6'0 x 10'8)

Downstairs Bathroom

Upper Landing

Bedroom 1  
4.29m x 3.53m (14'1 x 11'7)

Bedroom 2  
2.82m x 2.87m (9'3 x 9'5)

Bedroom 3  
2.84m x 3.89m (9'4 x 12'9)











**Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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