



82, STAFFA STREET, GOUROCK, PA19  
1SL



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ESTATE AGENTS







# **Description**

This is a rare opportunity to purchase a four bedroom SEMI DETACHED VILLA in a highly desirable Midton location. A particular feature is the loft conversion which added a master bedroom with ensuite shower room. The superb family accommodation is now set over three levels and has been upgraded in recent years.

There is a generous sized monoblock driveway offering essential off street parking for three to four cars. A lawned side garden features a paved path and timber shed. The enclosed rear garden features a raised decked area perfect for relaxing and entertaining plus paved area, plot with artificial grass and timber shed.

Specification includes: double glazing, gas central heating, hardwood flooring and quality internal doors .

Impressive apartments comprise: Entrance Vestibule is reached by double glazed composite door and has an inbuilt cupboard. A glazed door leads to the Hall with inbuilt cupboard. A further glazed door gives access to the front facing bay windowed Lounge with marble fireplace and living flame gas fire.

The quality Dining Kitchen features a range of soft cream units, solid quartz work surfaces and marble style splashback. Appliances include: feature stainless steel chimney extractor hood, five ring gas hob, electric oven and integrated microwave. There is space for a dining table and chairs. A glazed door leads to the garden. The downstairs family Bathroom comprises: vanity wash hand basin, wc and bath with "Triton" shower plus chrome style heated towel rail.

Stairs lead to 1st Floor Landing with front facing window and inbuilt cupboard. There are three double Bedrooms with fitted wardrobe or cupboard storage.

The Top Floor Landing with fitted wardrobe leads to the bright and spacious Master Bedroom with two "Velux" windows. The quality Ensuite Shower Room comprises: vanity wash hand basin, wc and double shower cubicle. There is partial wall tiling.

Viewing essential for this family home. EPC = D

# **Measurements**

Entrance Vestibule

Hall

Lounge

4.29m x 4.24m (14'1 x 13'11)

Dining Kitchen

4.22m x 3.15m (13'10 x 10'4)

Downstairs Bathroom

1st Floor Landing

Bedroom 1

3.94m x 3.56m (12'11 x 11'8)

Bedroom 2

3.58m x 2.24m (11'9 x 7'4)

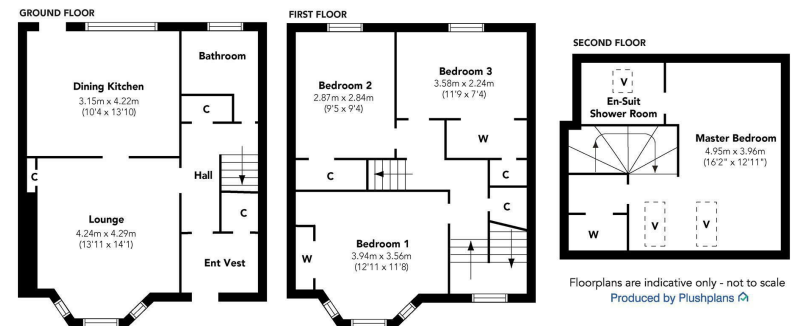
Bedroom 3

2.87m x 2.84m (9'5 x 9'4)

Upper Landing

Master Bedroom

4.93m x 3.94m (16'2 x 12'11)





















The  
next  
step..



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