



168, BANFF ROAD, GREENOCK, PA16
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Description

**** Closing date Tuesday 26th July at 12 noon. ****

This well presented two bedroom SEMI DETACHED VILLA offers ideal family home. A particular feature is the driveway providing essential off street parking for one car. The property lies within well maintained landscaped enclosed gardens which extend to the front, side and rear. The front garden features a selection of plants and shrubs. There is a paved side garden with patio area. A further paved patio is located to the rear of the house perfect for relaxing on summer days next to a lawned plot with mature shrubs and storage shed.

Specification includes: double glazing and gas central heating. We are advised the new roof was installed in the mid 1990's. A new gas boiler was installed 3 years ago.

Excellent apartments comprise: Entrance Porch by UPVC double glazed door with single glazed front window, wall and floor tiling. The Hallway is reached by a further single glazed door. There is a bright dual aspect Lounge with window to the front and patio doors providing direct access to the garden. The ornate fireplace features an electric fire

The Dining Kitchen benefits from windows to the side and rear. There is a range of white fitted units with white work surfaces and splashback tiling. Appliances include: extractor hood, gas hob and electric oven. There is ample space for table and chairs. A Side Porch with single glazed windows to side and rear has UPVC double glazed door giving access to the garden.

There is a downstairs Bathroom with front window and three piece suite comprising: vanity wash hand basin set within a white high gloss unit, wc and bath with "Heatstore" shower. Specification includes: wall and floor tiling and chrome style heated towel rail.

Stairs lead to the Upper Landing with rear window and hatch to loft with wooden pull down ladder. There are two double sized Bedrooms which offer either wardrobe or cupboard storage.

Immediate viewing is essential. EPC = D

Measurements

Entrance Porch

Hallway

Lounge

3.96m x 5.54m (13'0 x 18'2)

Dining Kitchen

3.76m x 3.61m (12'4 x 11'10)

Side Porch

Downstairs Bathroom

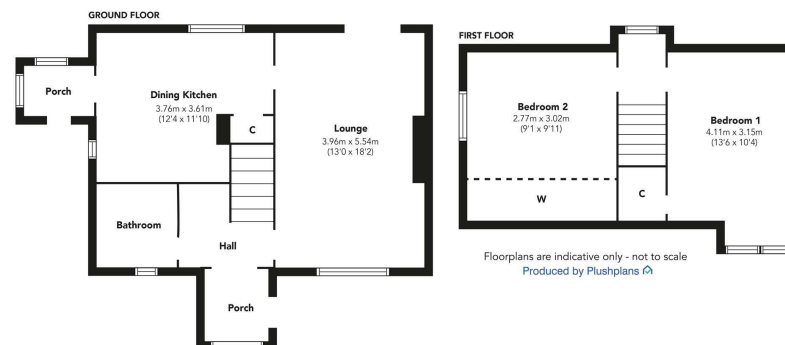
Upper Landing

Bedroom 1

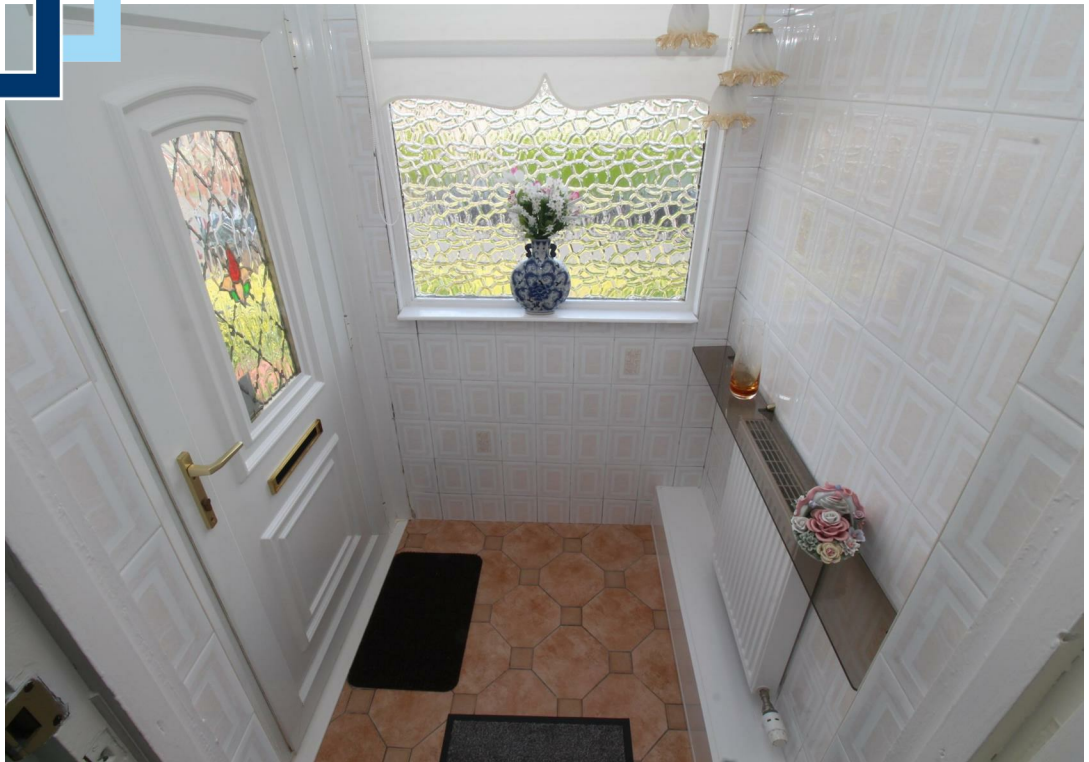
4.11m x 3.15m (13'6 x 10'4)

Bedroom 2

2.77m x 3.02m (9'1 x 9'11)













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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