



65, MAVIS ROAD, GREENOCK, PA16 7BX







Description

CLOSING DATE MONDAY 12TH MAY AT 3PM. Offering an ideal family home this two bedroom SEMI DETACHED VILLA lies within the popular Fancy Farm area. There are front views towards the Greenock Golf Course and distant aspects to the River Clyde. Specification includes: double glazing and gas central heating. Lies convenient for transport facilities, local schooling and amenities.

There are enclosed lawned gardens which extend to the front and rear. A cellar store is located to the side of the house.

The accommodation comprises: Entrance Hall by UPVC double glazed door with inbuilt cupboard and front window. There is a bright dual aspect Lounge / Dining Room. The quality refitted Kitchen benefits from high gloss grey units, marble style work surfaces and matching splashback. A range of appliances includes: stainless steel chimney extractor hood, electric ceramic hob, oven, washing machine and fridge/freezer. There is a decorative panelled ceiling with downlighters.

Stairs lead to the Upper Landing with side window and hatch to the loft. There are two double sized Bedrooms which both benefit from inbuilt storage cupboards. There is a refitted Shower Room with rear window offers a quality three piece suite comprising: vanity wash hand basin set within a white high gloss unit, wc and shower cubicle with chrome style shower. Additional features include: wet wall tiling and decorative panelled ceiling with downlighters.

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



Measurements

Hall

Lounge/Dining Room
6.10m x 3.35m (20'0 x 11'0)

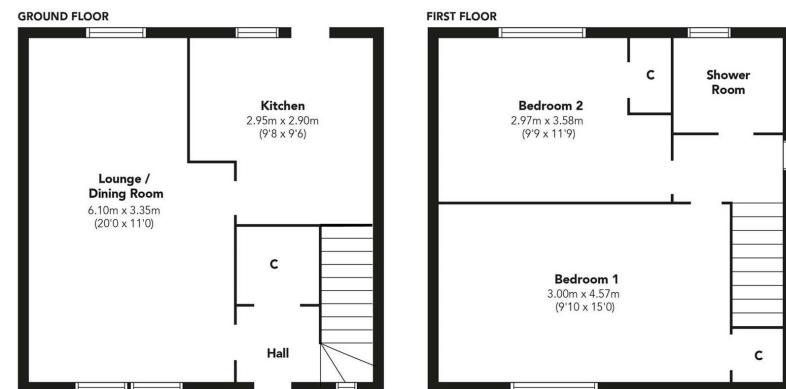
Kitchen
2.95m x 2.90m (9'8 x 9'6)

Upper Landing

Bedroom 1
3.00m x 4.57m (9'10 x 15'0)

Bedroom 2
2.97m x 3.58m (9'9 x 11'9)

Shower Room



Floorplans are indicative only - not to scale
Produced by Plushplans











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.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**
t: 01475 888400
e: sales@neillclerk.co.uk
w: www.neillclerk.co.uk

