



neill clerk
FOR SALE
01475 888400

19, FORFAR ROAD, GREENOCK, PA16
0YJ



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ESTATE AGENTS



Description

Backing onto the adjoining countryside with a south facing garden accessed by French doors this three bedroom SEMI DETACHED VILLA offers an ideal family home and is a rarely available style of home in this popular residential area. Lies convenient for amenities including Branchton railway station which is nearby which provides a regular service to Glasgow for commuters.

Gardens extend to the front and rear. The front garden features a lawned plot. There is an enclosed south facing rear garden with lawned plot and paved patio which is ideal for relaxing on summer days. There is a paved patio is situated to the side of the house. Specification includes: double glazing and gas central heating.

Family apartments comprise: Entrance Hall is reached by UPVC double glazed door. The dual aspect bright Lounge has windows to the front and French doors to the rear. There is a dining sized Kitchen with windows to the side and rear window. Specification includes: maple style fitted units and grey toned work surface areas. Appliances include: stainless steel chimney extractor hood, electric hob and oven. The Utility Room has a front facing window and UPVC double glazed door leading to the side of the property.

Stairs lead to the Upper Landing with hatch to loft. There are two front facing double sized Bedrooms and third single Bedroom. The 1st bedroom has a fitted mirrored wardrobe and inbuilt cupboard. The Bathroom with rear window has three piece suite comprising: pedestal wash hand basin, wc and bath with chrome style shower. Additional features include: wall/floor tiling and chrome style heated towel rail.

Immediate inspection is essential for this three bedroom family home. EPC = E

Measurements

Entrance Hall

Lounge

3.48m x 5.59m (11'5 x 18'4)

Dining Kitchen

3.43m x 3.40m (11'3 x 11'2)

Utility Room

2.06m x 2.41m (6'9 x 7'11)

Upper Landing

Bedroom 1

3.86m x 2.95m (12'8 x 9'8)

Bedroom 2

4.06m x 2.46m (13'4 x 8'1)

Bedroom 3

3.51m x 1.88m (11'6 x 6'2)

Bathroom



Floorplans are indicative only - not to scale
Produced by Pushplans











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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