17 BUTE AVENUE, PORT GLASGOW, PA14 6AA

OFFERS OVER £159,000

C/TAX BAND: A

3 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND:C

This exceptional family home presents an excellent opportunity for families and individuals alike. This semi-detached villa boasts three well-proportioned bedrooms, providing ample space for families or professionals seeking additional rooms.

There is a welcome hallway leading to both living room and kitchen. The living room is bright and spacious with both front and rear facing windows allowing plenty of natural light. There is also a space for family dining table if desired. The current owners have installed a stylish media wall, complemented by decorative wall panels for added visual impact. Laminate flooring flows through from living room to both hallway and kitchen.

The modern fitted kitchen is made up of both wall and floor mounted grey high gloss units. There are striking grey marble effect work surfaces with matching splash backs. Gas hob and integrated appliances including fridge/freezer, oven and microwave. You will also find a conveniently located two cupboards for additional storage. Side door providing access to rear garden.

On the upper level you will find three generously sized bedrooms, the master faces the front of the property. All rooms are neutrally decorated.

The bathroom is made up of three-piece suite including vanity unit with mixer shower and wet wall throughout.

Externally this property has a monobloc driveway providing space for more than one vehicle, there is also a garage which current owners use as a gym and back garden is laid mainly to lawn.

With its inviting living spaces and convenient amenities close by, this semi detached home comes highly recommended for early viewing.

Lounge
18'11" 11'1" (5.79 3.40)

Kitchen
12'6" x 9'5" (3.82 x 2.89)

Bedroom
13'5" x 8'0" (4.09 x 2.45)

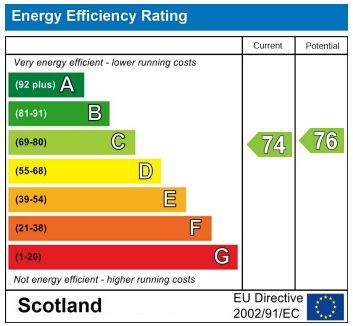
Bedroom
13'5" x 10'5" (4.10 x 3.18)

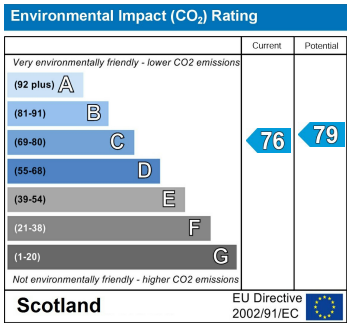
Bedroom
9'8" x 7'6" (2.97 x 2.30)

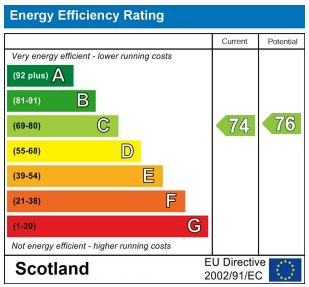
Bathroom
7'4" x 4'7" (2.25 x 1.42)

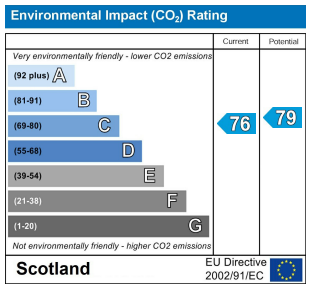
IMPORTANT NOTE TO PURCHASERS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.









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