



*Brian Harkins
Estate Agents*

23 BERWICK ROAD, GREENOCK, PA16 0HJ

OFFERS OVER £82,000

C/TAX BAND: A

2 BEDROOM HOUSE - MID TERRACE

EPC BAND:C

Well-proportioned, two bedroom, MID TERRACED VILLA with gardens front and rear, views towards the Firth of Clyde and Hills beyond. Close to great local amenities, schooling and super transport links.

The generously proportioned accommodation comprises of Entrance Hallway with under stairs storage. Bright and Spacious Lounge with window to front and Patio doors leading to rear garden.

Fitted Kitchen with ample storage in both floor and wall mounted units, Integrated appliances include oven, hob and microwave, door with access to rear garden. Utility Room.

On the upper landing there are two good Size Double Bedrooms one to front with views and other to the rear looking onto back garden.

Family Bathroom with three piece vanity suite ,wall mounted Electric Shower, Wet Walling throughout.

The Specification of the property includes Double Glazing and Gas Central Heating. Loft storage access.

Garden grounds to front and rear are laid mainly with lawn and the rear also benefiting from a slabbed patio area.

Early viewing is highly recommended to fully appreciate the opportunity on offer.

COUNCIL TAX BAND A

Lounge
18'0" x 11'5" (5.5m x 3.5m)



Kitchen
9'10" x 7'6" (3.0m x 2.3m)



Utility
7'10" x 4'11" (2.4m x 1.5m)



Bedroom 1
11'5" x 9'6" (3.5m x 2.9m)



Bedroom 2
16'4" x 8'6" (5.0m x 2.6m)



Bathroom
 7'6" x 5'6" (2.3m x 1.7m)



IMPORTANT NOTE TO PURCHASERS:
 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.



