

Brian Harkins
Estate Agents



28 BROOKFIELD ROAD, PORT GLASGOW, PA14 6BY

OFFERS OVER £109,000

2 BEDROOM HOUSE - END TERRACE

EPC BAND:D

CLOSING DATE THURSDAY 7TH MARCH @ 12PMThis beautifully presented END TERRACED VILLA is a bright and stylish family home situated in a sought after residential location. The area has good local amenities and is easily accessible by the regular bus services. Enclosed front and rear garden grounds.

Accommodation comprises; Welcoming Reception Hallway, Under Stairs Storage, Bright and Spacious Dining Lounge with picture frame window to front with further window to the rear, laminate flooring throughout.

Fitted Kitchen with ample storage in both floor and wall mounted units, Electric Hob and wall mounted Oven and Microwave, stainless steel extractor hood. Access to rear garden.

On the upper Landing there are two good size double bedrooms one with fitted wardrobes and storage cupboard.

Bathroom with three- piece white suite, over bath wall mounted mixer shower and screen, tiling throughout.

There are spacious enclosed gardens to the front laid with Astro turf and rear of the property, rear garden has multi level decking patio's.

The property is fully double glazed and has gas central heating.

Communal residents car parking located to front.

COUNCIL TAX BAND A

Viewing is Highly recommended to fully appreciate the accommodation on offer.

Lounge

23'6" x 9'11" (7.18 x 3.04)



Kitchen

10'5" x 7'5" (3.18 x 2.28)



Bedroom 1

12'7" x 11'8" (3.85 x 3.57)



Bedroom 2

11'0" x 9'6" (3.37 x 2.92)



Bathroom

5'8" x 5'2" (1.73 x 1.59)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B	67	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		84
(81-91) B	64	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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.

