

A photograph of a semi-detached house with a light-colored textured exterior and white window frames. The house has a paved garden area in the foreground, bordered by a low stone wall and a wooden fence. The garden is paved with grey rectangular stones. A concrete staircase leads up to the garden from the left. The house has a dark roof and a satellite dish on the left side. The sky is overcast.

*Brian Harkins
Estate Agents*

8 FANCY FARM ROAD, GREENOCK, PA16 7LH

OFFERS OVER £114,000

C/TAX BAND: A

2 BEDROOM HOUSE - SEMI-DETACHED

EPC BAND: C

This is a tastefully decorated SEMI-DETACHED VILLA set within a popular location which would make excellent family accommodation. The spacious home is in excellent order throughout. Double Driveway and Enclosed Rear Garden.

Comprising of Porch Entrance with Welcoming Hallway which boasts laminate flooring and large storage cupboard leading through into a stylish Lounge which offers a lot of natural light due to the front and rear facing windows.

Modern fitted Kitchen with ample storage in the form of floor and wall mounted units, Gas Hob, Electric Oven, and stainless steel chimney Extractor, Laminate flooring throughout and exit into back garden via a door with porch.

On the upper landing there are two good-sized Double Bedrooms both with double fitted mirrored wardrobes and access to floored and lined loft.

Modern Family Bathroom with three-piece white vanity suite over the bath wall mounted mixer shower and screen, Wet wall panels throughout.

The specification of this property includes Gas Central Heating and Double Glazing.

Double Driveway to front and spacious rear garden offering both patio and decked areas.

COUNCIL TAX BAND A

Immediate viewing is required to fully appreciate the accommodation on offer and to see the high finished specification throughout.

Lounge

18'8" x 11'5" (5.7 x 3.5)



Kitchen

9'2" x 7'8" (2.81 x 2.36)



Bedroom 1

12'8" 8'11" (3.88 x 2.72)



Bedroom 2

11'8" x 9'4" (3.56 x 2.85)



Bathroom

6'0" x 5'3" (1.85 x 1.61)



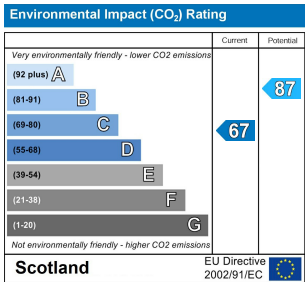
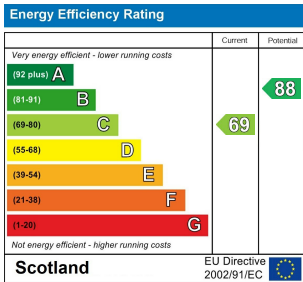
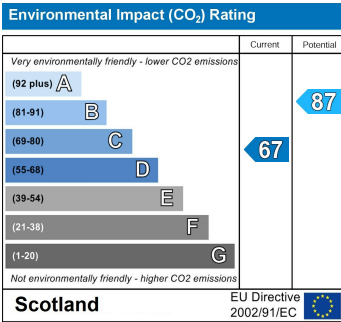
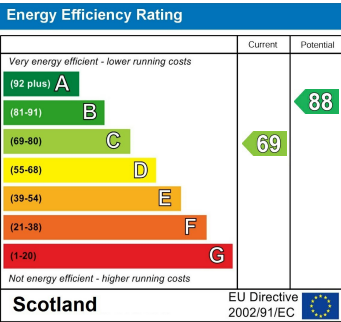
Attic
 16'7" x 7'11" (5.06 x 2.43)



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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