



*Brian Harkins  
Estate Agents*

*9 JOHNSTON TERRACE, GREENOCK, PA16 8BD*

*OFFERS OVER £208,000*

*C/TAX BAND: D*

*3 BEDROOM HOUSE - MID TERRACE*

*EPC BAND:D*



Set within a rarely available West End cul de sac this beautifully presented three bedroom MID TERRACED VILLA offers a perfect family home.

Entrance Porch leading into hallway with storage cupboard. There is a bright Lounge with floor length front facing window, dining area to the rear, storage cupboard, Laminate flooring throughout. French Doors leading to back garden.

Fitted Kitchen complete with a range of wall and base mounted units, integrated electric hob, oven, extractor hood and providing access to the rear garden.

Stairs lead to the Upper Landing with inbuilt cupboard and hatch to the loft. There are two double sized Bedrooms and a further single Bedroom. There is a family bathroom with rear window featuring a three piece white suite, mixer shower and tiling throughout.

The property has double glazing and enjoys gardens to both front and rear as well as having the added benefit of a single garage.

Viewing is essential to fully appreciate the accommodation on offer.

### **Lounge**

*13'5" x 11'1" (4.1m x 3.38m)*



### **Dining Area**

*10'9" x 8'2" (3.28m x 2.5m)*



### **Kitchen**

*9'10" x 8'2" (3.02m x 2.5m)*



### **Bedroom 1**

*11'6" x 9'10" (3.53m x 3m)*



### **Bedroom 2**

*12'11" x 9'8" (3.96m x 2.97m)*



### Bedroom 3

9'10" x 8'2" at widest point (3.02m x 2.51m at widest point)



### Bathroom

7'8" x 6'6" (2.36m x 2m)



### 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.





