



*Brian Harkins
Estate Agents*

15 NETHERTON AVENUE, PORT GLASGOW, PA14 6NR

OFFERS OVER £108,000

C/TAX BAND: A

2 BEDROOM HOUSE - END TERRACE

EPC BAND:C

This well present END TERRACED VILLA located within a seldom available residential district of Port Glasgow whilst providing excellent family accommodation. This property has Private Parking and Extensive enclosed garden grounds. Immaculately presented throughout.

Comprising Entrance Reception Hallway with under stairs storage, Laminate flooring throughout,

Bright and Spacious Dining Lounge with window to front and rear, Laminate flooring throughout,

Fitted Kitchen with floor and wall mounted units, electric Hob and oven Stainless Steel Chimney Extractor with Access to rear garden.

Two good-sized Double Bedrooms both with built in mirrored sliding wardrobes and bedroom one with further storage cupboard. Access to Loft space from top landing.

Bathroom with three piece white vanity suite and mixer shower.

The property specification includes Double Glazing and Gas Central Heating throughout, Solar Roof Panels.

Enclosed Front and Rear garden with driveway, Rear garden has slabbed patio area and laid mainly to lawn.

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

Lounge

10'6" x 18'3" (3.21m x 5.57m)



Kitchen

11'1" x 8'0" (3.38m x 2.46m)



Bedroom 1

13'4" x 9'6" (4.07m x 2.92m)



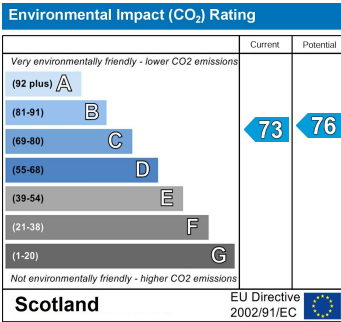
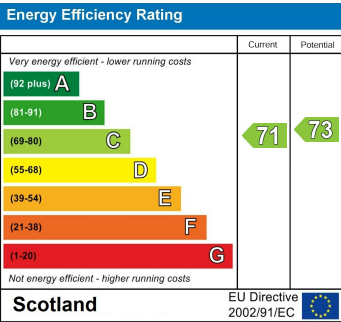
Bedroom 2

8'11" x 10'6" (2.72m x 3.22m)



Bathroom

5'7" x 6'3" (1.71m x 1.93m)



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.

