

Inchfad Road, Balloch, West
Dunbartonshire



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Offers over
£208,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Ideal for a growing family, this **THREE BEDROOM SEMI DETACHED VILLA** is located within a small cul-de-sac setting of only 12 homes. The property has well-proportioned bedrooms, a paved driveway and garage with private gardens to front and rear, the vendor purchased the property new and has been the sole owner since.

Broad entrance hallway with large storage cupboard. Generous sized Lounge-Diner with picture window to front allowing maximum natural light into the room, defined dining area to rear suitable for table and chairs.

Fitted kitchen with a good range of wall and base mounted units presented over four sides. Stainless steel sink and drainer with mixer tap, four burner gas hob and double gas oven, pull out overhead extractor hood. Washing machine, tumble drier and integrated fridge and freezer. Large walk-in storage cupboard off, rear access door to gardens.

The first-floor benefits from three good size bedrooms comprising front facing double bedroom and second rear facing double bedroom both with built in wardrobe assemblies, third generous single bedroom with storage cupboard, all bedrooms have ample floor area for additional free-standing furniture. Loft access hatch on upper landing.

Family bathroom comprises bath with mixer tap, shower assembly, wash hand basin and W.C, fully tiled walls with vinyl flooring.

Front garden area laid to lawn with broad paved driveway, garage with up and over door, the garage benefits from lighting and power sockets. Fully enclosed rear garden bordered by mature hedging, door access to rear of garage. The property also benefits from working solar panels.

An ideal purchase for the growing family. Early viewing is highly recommended to avoid disappointment.

EPC: B81: 5900-4290-0022-1128-1243 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



Lounge 3.55m x 4.55m (11'7" x 14'11")

Diner 2.50m x 3.15m (8'2" x 10'4")

Kitchen 2.40m x 2.80m (7'11" x 9'2")

Bedroom 1 3.60m x 4.05m (11'10" x 13'4")

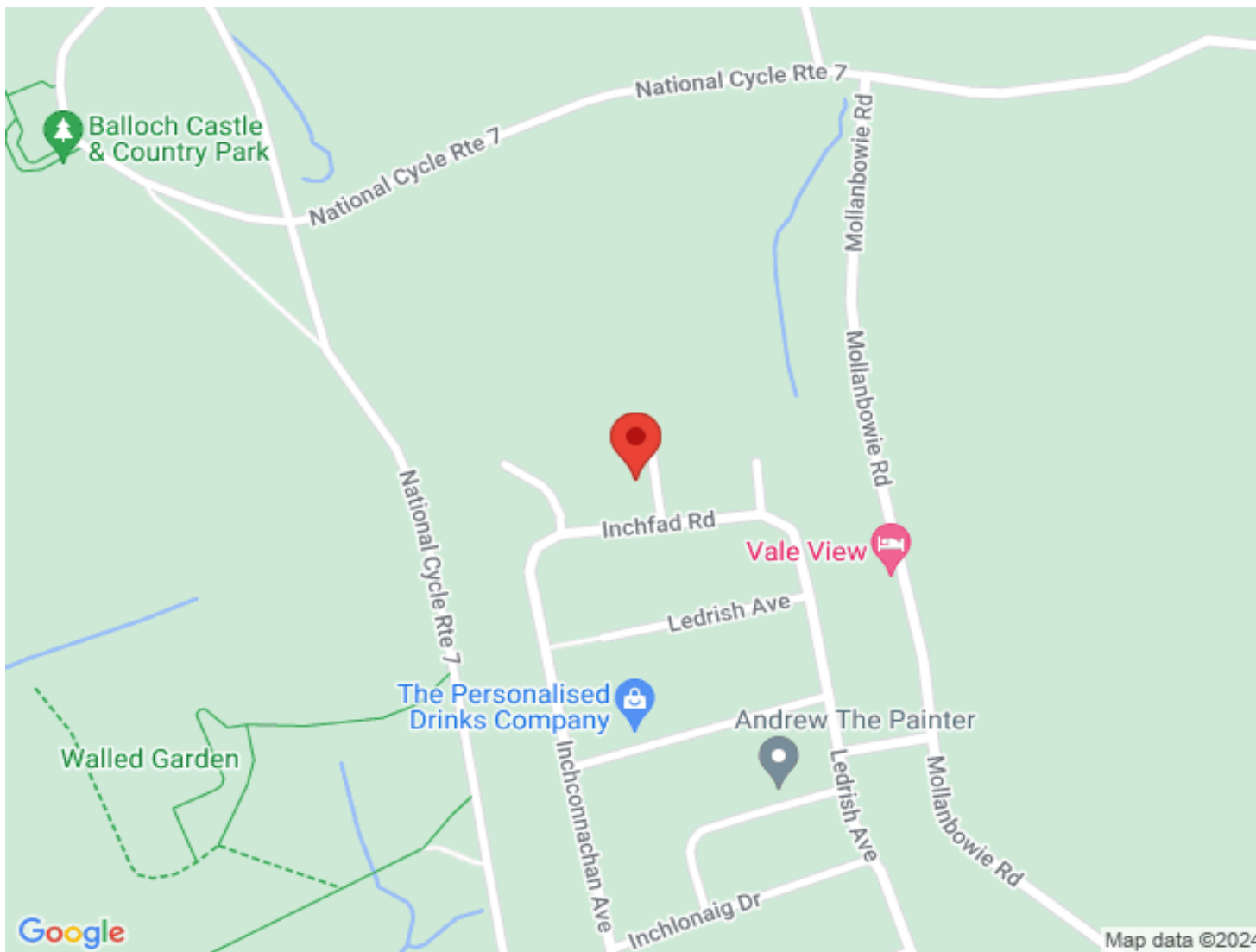
Bedroom 2 3.60m x 2.95m (11'10" x 9'8")

Bedroom 3 2.75m x 3.10m (9'0" x 10'2")

Bathroom 1.95m x 1.85m (6'5" x 6'1")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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