

Hannah Place, Renton, West Dunbartonshire



Offers over
£149,000

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Description

Genuinely rarely available **THREE BEDROOM SEMI DETACHED VILLA** quietly located at the head of Cul De Sac in Hannah Place Renton. The property has many attractive features none more so that the large rear gardens which fan out giving uninterrupted views over the River Leven and access to the National Cycle Route.

Accommodation: Entrance hallway leading to generous sized lounge with grey wood effect laminate flooring, focal wall with wallpaper finish and handy understairs storage cupboard. Modern fitted kitchen with wall and base mounted units in High Gloss Black presented over three sides, four burner gas hob, electric oven and extractor hood, integrated washing machine, fridge, freezer and dishwasher. Stainless steel sink and drainer with mixer tap assembly, tiled flooring, tiled splashbacks and co-ordinated work surfaces. Defined dining area suitable for table and chairs, sliding patio doors to rear gardens.

Rear facing master bedroom with wall length fitted mirrored wardrobe assembly, front facing second double bedroom and third bedroom. All bedrooms have ample floor area for free standing furniture. Modern fitted bathroom comprising full size "spa type" bath with shower over, vanity unit with wash hand basin inset and handy toiletries drawer, close couple W.C. Mosaic effect ceramic wall tiling round bath area with emulsion finishes to remainder, recessed ceiling lighting and ceramic floor tiling.

Convenient Loft access hatch from landing. The front gardens are laid to lawn, with multi car driveway, amazing multi-level and sensibly laid out rear gardens comprising patio area, grassed section with children's garden swings, see saw and slide, lower patio area ideal for BBQ and entertaining, the rear gardens have superb views and offer privacy at the same time. We highly recommend early viewing to avoid disappointment

EPC:C74:4414-7524-7100-0601-8222

THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE

Floorplan & Room Sizes



Lounge 4.50m x 4.30m (14'10" x 14'1")

Kitchen-Diner 5.35m x 2.50m (17'7" x 8'2")

Bedroom 1 3.13m x 3.17m (10'4" x 10'5")

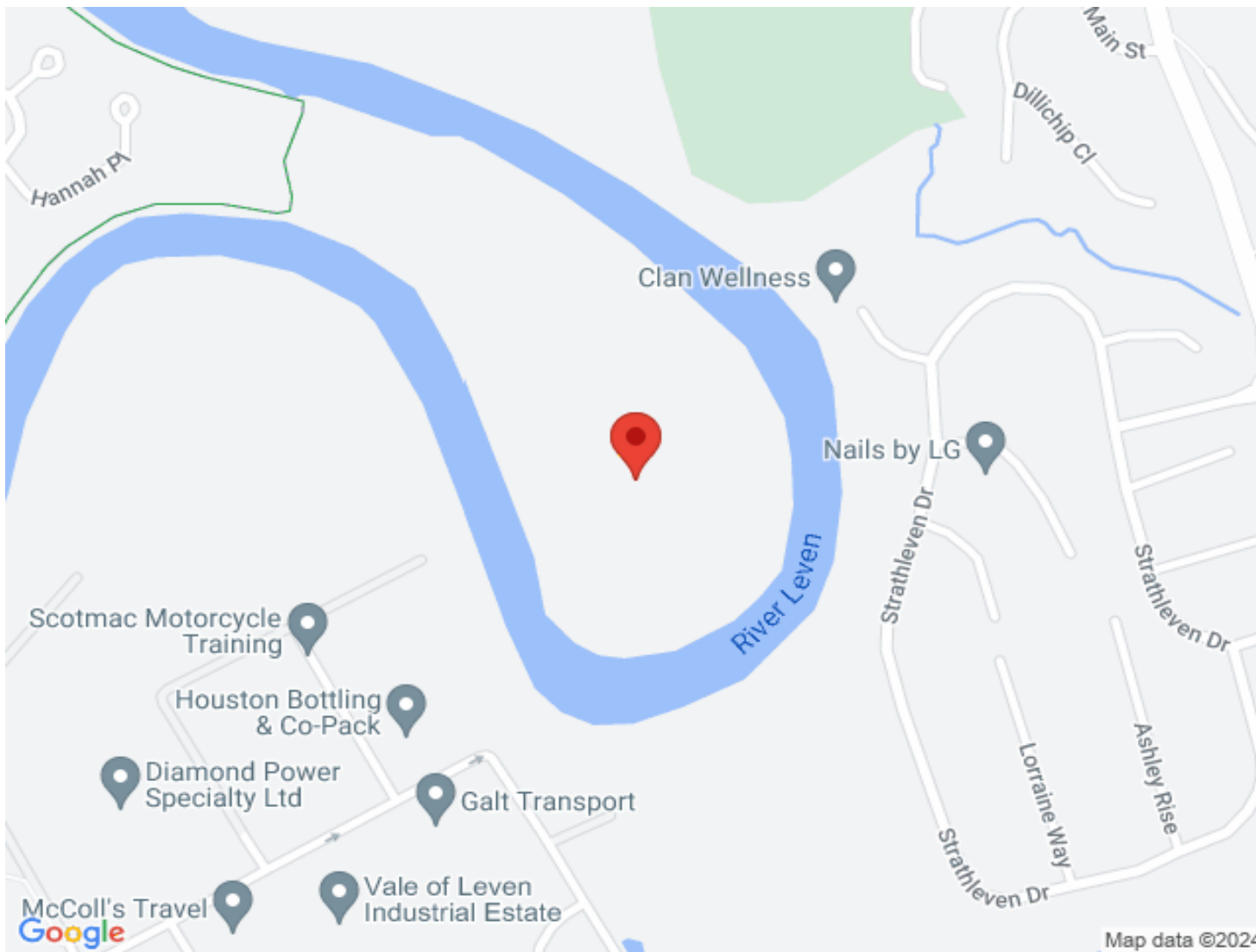
Bedroom 2 3.10m x 2.60m (10'2" x 8'6")

Bedroom 3 2.25m x 2.55m (7'5" x 8'5")

Bathroom 2.25m x 1.70m (7'5" x 5'7")







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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