

48 Townend Road, Dumbarton, West
Dunbartonshire



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Offers over
£173,500

SBXPROPERTY
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Description

Fantastic Opportunity to acquire this **THREE DOUBLE BEDROOM** semi-detached villa located on Townend Road, Dumbarton. This family-size accommodation has excellent room sizes, downstairs W.C. modern kitchen and modern shower room.

Accommodation: Broad entrance hallway with downstairs W.C off, handy storage cupboard. Full length lounge-diner with windows front and rear allowing maximum natural light to the room. Laminate flooring and ceiling cornice, defined dining area suitable for table and chairs.

Modern fitted kitchen with an excellent range of wall and base mounted units, four burner gas hob, electric oven and extractor hood, stainless steel one and half bowl sink and drainer, washing machine and fridge freezer, tiled splash backs and matching work surfaces, wall mounted Worcester Bosch combination boiler. Door to rear gardens.

Front facing double bedroom with built in wardrobe assembly, rear facing also with built in wardrobe assembly, third front bedroom with storage cupboard, all bedrooms have ample floor area for free standing furniture. Modern shower room with quadrant shower assembly and electric shower inset, vanity unit with close couple W.C and vanity unit inset, fully tiled walls and recessed ceiling lighting. Loft access with drop down ladders from landing.

Pavioured front garden area with parking for at least two cars, easily maintained rear garden with pavioured pathway, stone chipped area and slabbed patio section. Further benefits: DG and GCH, timber shed. We recommend early viewing to avoid disappointment.

EPC:C70:0130-2121-2250-2025-5551 **THE HOME REPORT CAN BE DOWLOADED FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE**

Floorplan & Room Sizes



Lounge 3.85m x 3.5m (12'7" x 11'6")

Dining Area 2.9m x 3.1m (9'6" x 10'2")

Downstairs W.C 1.55m x 1.85m (5'1" x 6'1")

Kitchen 3.6m x 2.35m (11'10" x 7'8")

Bedroom 1 4.45m x 3.15m (14'7" x 10'4")

Bedroom 2 3.55m x 3.5m (11'7" x 11'6")

Bedroom 3 2.95m x 2.35m (9'8" x 7'8")

Shower Room 2.1m x 2.2m (6'11" x 7'2")







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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