

12 Hannah Place, Renton, West
Dunbartonshire



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Offers over
£159,995

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Superb **THREE BEDROOM SEMI-DETACHED VILLA** offered to the market in walk in condition. The property has well proportioned rooms, good storage facilities, well maintained rear gardens, conservatory and a dual vehicle driveway.

Lower Accommodation: Entrance hallway with grey "oak" effect laminate flooring and handy understairs storage cupboard. Full length lounge-diner with continued flooring from hallway, focal wall with attractive acoustic panelling, ceiling cornice and contemporary decorative finishes. Defined dining area suitable for table and chairs which is ideal for informal dining arrangements or entertaining guests. French doors leading to conservatory, this flexible room is currently used for home working purposes has tiled flooring and access door to the back garden. Well-proportioned fitted kitchen with white wall and floor mounted cabinets. Spaces for fridge-freezer, washing machine, tumble drier and electric cooker all of which are included in the sale. Stainless steel sink and drainer with mixer tap, wall mounted boiler, matching worksurfaces, tiled splashbacks and door to rear gardens.

Upper accommodation: Front facing principal bedroom with wall length wardrobe assembly and mirrored sliding doors. Second double bedroom with storage cupboard and third bedroom. All bedrooms have ample floor area for additional free-standing furniture. Family bathroom comprising bath with electric shower over, articulated splash screen, vanity unit with wash hand basin inset and close couple W.C. Access hatch to part floored loft with drop down ladders and additional storage cupboard.

External: Front gardens laid to lawn with dual vehicle driveway and wrought iron boundary fencing. Rear gardens mainly laid to lawn with sizeable decking area perfectly located to catch maximum sunlight, the rear gardens are fully bound by timber fencing for privacy, gate to front garden area.

Additional benefits: gas central heating, double glazing and dual vehicle driveway.

An ideal property equally suited for the growing family or first time buyer, we highly recommend early viewing to avoid disappointment. Walk in condition.

EPC:C71 4890-3517-0622-4126-1053 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE.**

Floorplan & Room Sizes



Lounge 3.35m x 4.1m (11'0" x 13'6")

Dining Area 3.1m x 2.8m (10'2" x 9'2")

Kitchen 2.95m x 2.4m (9'8" x 7'11")

Bedroom 1 3.65m x 3.3m (12'0" x 10'10")

Bedroom 2 3.3m x 2.65m (10'10" x 8'8")

Bedroom 3 2.6m x 2.6m (8'6" x 8'6")

Bathroom 1.9m x 1.7m (6'2" x 5'7")

Conservatory 2.1m x 2.8m (6'11" x 9'2")







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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