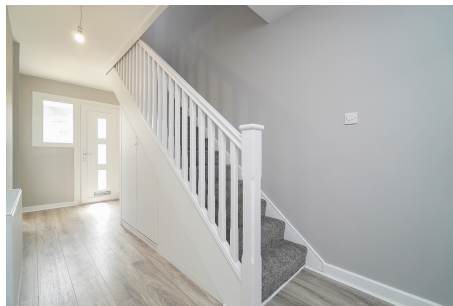




Yoker Mill Road, Glasgow
Offers Over £169,000
3 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Newly refurbished family home

Spacious Mid Terrace Villa

Exceptionally large suntrap garden

New Kitchen and Bathroom

Fully rewired and plastered

Upgraded Central Heating

New Double Glazing and Doors

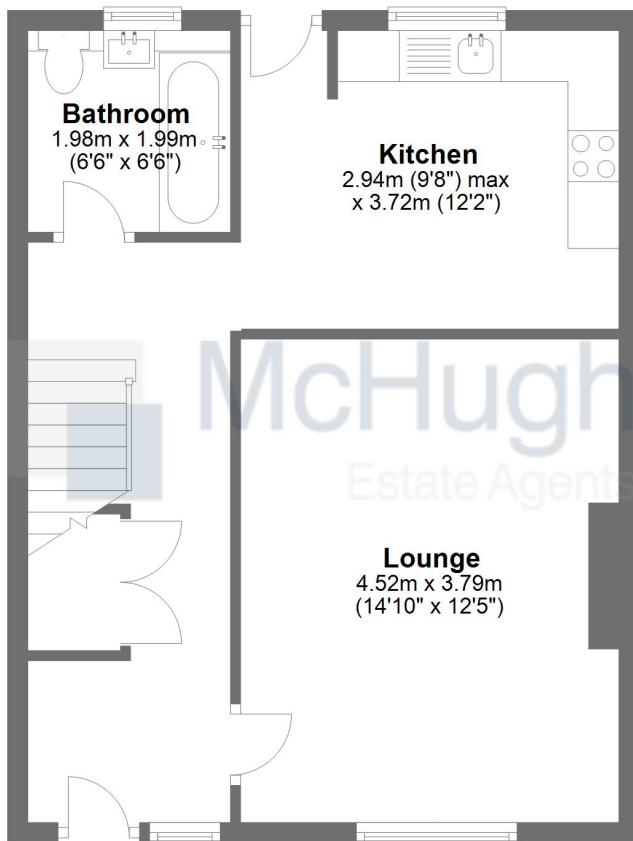
Absolute walk-in condition



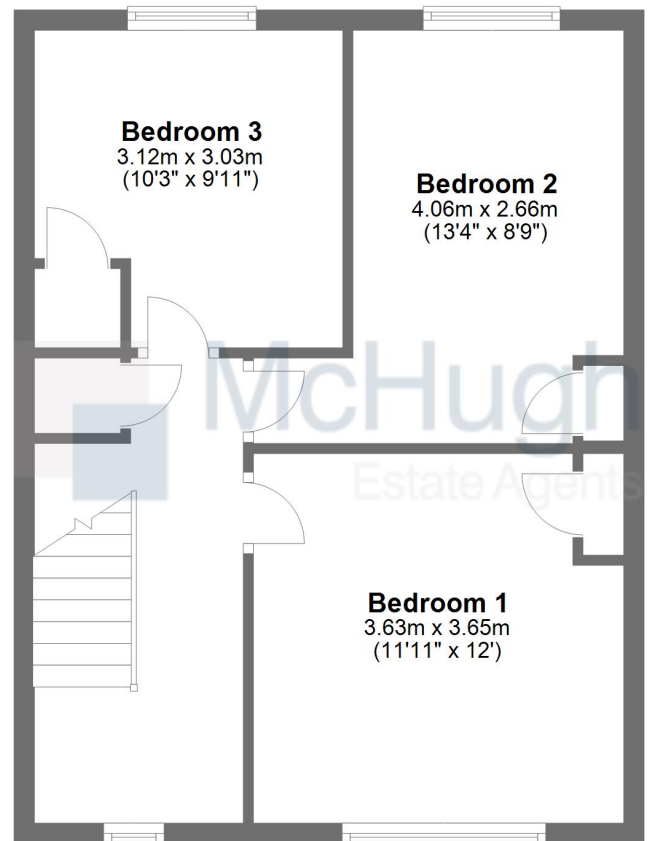
3 BED TERRACED HOUSE

Yoker Mill Road, Glasgow

Ground Floor



Upper Floor



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

Yoker Mill Road, Glasgow

Enjoying a pleasant position within a popular location, this superb 3 bedroom mid terrace villa provides recently modernised family accommodation in pristine order.

The property has just undergone a comprehensive refurbishment programme. Features include new double glazed windows and doors, upgraded gas central heating, a full rewire, installation of a new bathroom and a kitchen, complete replastering, new decor and flooring throughout.

Accommodation

The anthracite entrance door opens to a long hallway which accesses the ground floor rooms and has generous inbuilt storage. The generous lounge is flooded with natural light and provides pleasant outlooks over the front garden from the picture window to the front. The fabulous kitchen has space for a dining area and is finished in attractive Dove Grey handle less gloss units complimented by light Oak effect worktops and Metro tiling on the splashback. A door from the kitchen accesses the fully large, fully enclosed rear garden - perfect for modern family living. Also on the ground floor is the family bathroom which has been refitted with a stylish white vanity suite, premium porcelain tiling and an electric over-bath shower.

On the upper floor the large open landing leads to three well presented double bedrooms, each of which benefit from inbuilt storage. Bedrooms 2 and 3 have fabulous open views over the rear gardens to the playing fields.

There is an additional cupboard on the upper landing and a ceiling hatch accesses the attic storage space.

Gardens

There is an attractive front garden which is mainly laid to decorative chip stones with a neat, paved footpath adjacent. At the rear, the exceptional garden provides a blonde paved patio, a huge family friendly lawn with plenty of scope for additional garden storage or even a summer house!

Location

62 Yoker Mill Road is well positioned for access to schools, shops and public transport. The property is conveniently situated for easy access to Alderman Road and Great Western Road, which provide links to Glasgow's West End and City Centre, Erskine Bridge and Loch Lomond.

SAT NAV ref - G13 4PF

Dimensions

Lounge

4.52m x 3.79m

Kitchen

2.94m x 3.72m

Bathroom

1.98m x 1.99m

Bedroom 1

3.63m x 3.65m

Bedroom 2

4.06m x 2.66m

Bedroom 3

3.12m x 3.03m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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