



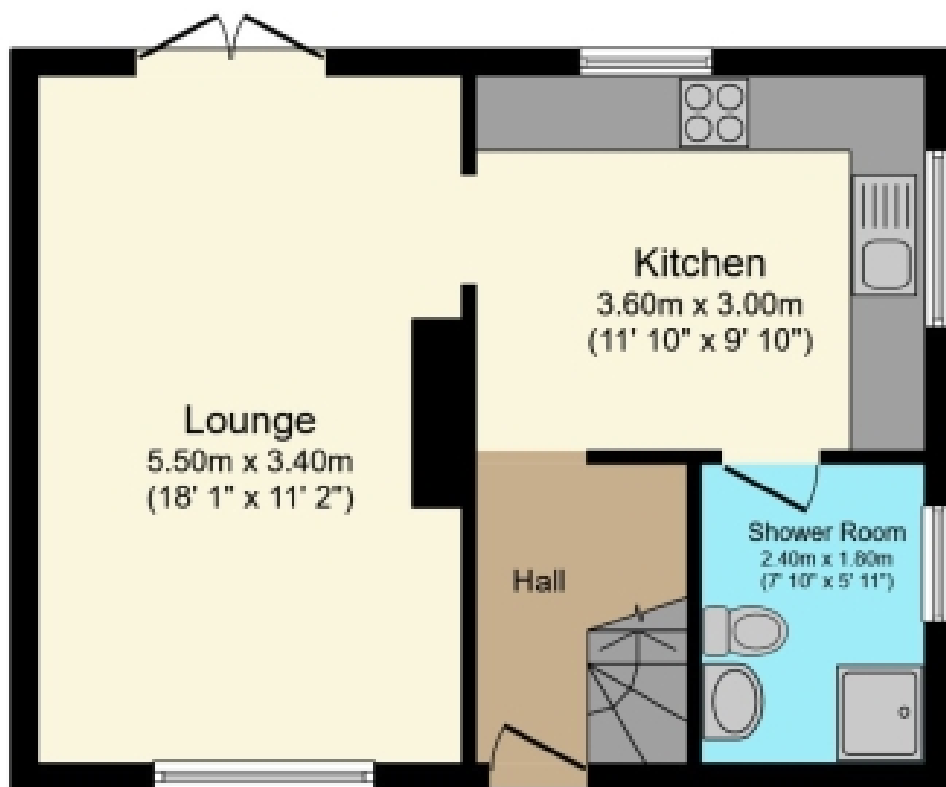
**64 Hayocks Road, Stevenston**

**Offers Over £110,000**



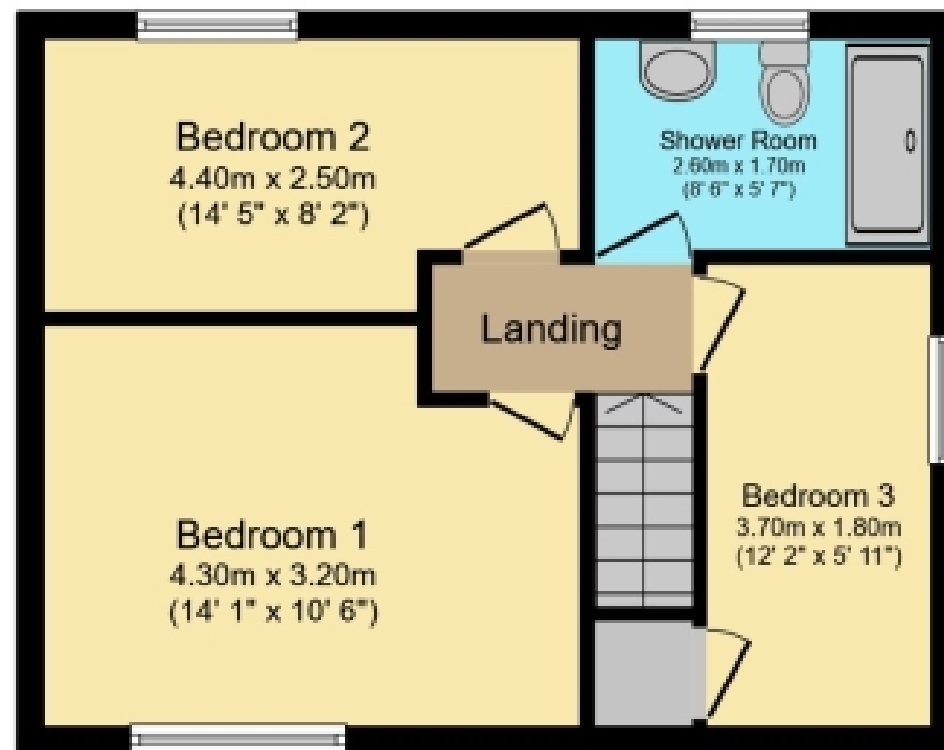






### Ground Floor

Floor area 39.1 m<sup>2</sup> (420 sq.ft.)



### First Floor

Floor area 39.0 m<sup>2</sup> (420 sq.ft.)

**TOTAL: 78.1 m<sup>2</sup> (841 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* FABULOUSLY AFFORDABLE \*\* BRAND NEW FITTED KITCHEN \*\* TWO SHOWER ROOMS (UPSTAIRS & DOWNSTAIRS) – BOTH BRAND NEW \*\* EXTENSIVE MULTI-CAR DRIVEWAY \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 64 Hayocks Road and this fabulously affordable 3-bedroom semi-detached home which has been extensively refurbished by our clients, presenting a fantastic opportunity for first time buyers and professionals alike.

Externally to the front, there is a low-maintenance front garden with extensive multi-car driveway, providing safe off-street parking for a number of vehicles.

Entry is via a tasteful UPVC/composite door and in turn to the welcoming reception hallway which has been decorated with stylish neutral tones. Aesthetic quality flooring leads seamlessly through to the family lounge which is fabulously spacious and benefits from a dual aspect window formation, allowing floods of natural sunlight. The impressive dimensions of the lounge allows ample space for a dining table and chairs.

Our clients have installed a brand new, high-specification kitchen, featuring a range of hi-gloss wall and base mounted cabinetry. Quality integrated appliances include a child-friendly induction hob with extractor hood, double oven, dishwasher and washing machine which will all be included within the sale.

Completing the ground floor accommodation is the recently installed shower room, comprising of a walk-in shower cubicle, w.c. and wash-hand-basin which is contained within a stylish hi-gloss vanity unit.

Climbing the staircase to the first floor, you'll find three generously proportioned double bedrooms, and an additional shower room which has also been newly installed.

To the rear of the property, you will find an extensive rear garden, which has been fully enclosed, making it the perfect space for children and pets alike. The rear garden also benefits from a large outdoor storage space. The paved area also creates the ideal opportunity for dining alfresco on a warm summers' day.

The property further benefits from gas central heating and double glazing throughout.

Stevenston is a seaside town and part of the 'Three Towns' community. This wonderful property is walking distance to a range of local amenities, shops and things to do. The beach offers plenty to do during the summer months and the local golf course is also a short distance away. The property is close by to several renowned schools for all denominations.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Stevenston benefits from a plethora of public transport links including railway and bus routes which can be found just minutes away from the property. As part of the Three towns, there is no shortage of community or events happening all year round.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)