



22 Lyle Road, Greenock, PA16

Offers Over £230,000



3



1



1

Summary

This outstanding fully refurbished mid-terrace home with panoramic River Clyde views is available to purchase through Bowman Rebecchi - The Home of Property.

This well-proportioned family home has been completely renovated to create a wonderful modern living space for a growing family, including a freshly installed kitchen, bathroom, boiler as well as a new electrical re-wire of the entire property.

We expect this to be popular with a broad range of buyers, so early viewing is advised.

Features

- Fully Refurbished Property
- Sought-after Location
- Spacious Lounge
- Superb River Clyde Views
- New Rear Decking Area
- Three Double Bedrooms
- New Fitted Kitchen & Bathroom
- Gas Central Heating
- Double Glazing
- EPC Rating - C
- Council Tax Band - D

22 Lyle Road, Greenock, PA16 7QR



Property Overview

On entering the home through the welcoming vestibule, it is immediately apparent that the current owners have taken the time and care to develop a modern family home, and the property is presented to the market in exceptional internal condition.

The hallway itself provides access to the spacious lounge, which faces the front of the property with new half-glazed doors installed throughout. The modern kitchen boasts an array of stylish modern floor and wall units with matching worktops providing a fashionable and efficient workspace. The integrated appliances include an extractor hood, gas hob, electric oven, fridge/freezer and dishwasher.

A spacious plumbed utility room with further floor and wall-mounted units overlooks the rear garden with a door that leads onto a newly built decking area which leads down to the garden. The property hosts three bedrooms on the first floor, accessible from a large landing, with the master bedroom to the rear overlooking the garden with ample space for free-standing furniture solutions. Bedrooms two and three are to the front of the property.

A fabulous modern family bathroom suite consists of a shower over bath with slide rail, hand wash, and W.C. with a modern wet wall finish from floor to ceiling with chrome accessories. For additional warmth and comfort, the property boasts gas central heating and double glazing throughout. An easy-to-maintain front garden area includes space for seating with a small patch of grass and bark with a large grass area rear of the property with fencing. This is a rarely available property suitable for modern family living with demand likely to be high.

A FANTASTIC LOCATION - The subject property is located at the foot of Lyle Road in Greenock's West End, with the Battery Park, Lyle Hill and the glorious Esplanade all within short walking distance. Greenock is located approximately 20 miles west of Glasgow with a residential population above 50,000 persons, within the authority of Inverclyde Council with a wider core catchment population of approximately 270,000 persons.

EPC - The current rating is band C (73). The average rating for EPCs in Scotland is band D (61).

SCHOOL CATCHMENTS - The subjects are within the catchment area for the highly-regarded St Mary's and Ardgowan Primary Schools, as well as Notre Dame and Clydeview Academy High Schools.

COUNCIL TAX BAND - Inverclyde Council Tax - Band D - £2,093.40 per annum as of April 2024.

VIEWINGS - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

View Online



360° Tour



Floorplan



**BOWMAN
REBECCHI**
The Home of Property

**BOWMAN
REBECCHI**
ESTATE AGENTS

Suite 2, 32-36 Kempock Street
Gourock, PA19 1NA

T: 01475 639000 (Option 2)
E: sales@bowreb.com
W: bowmanrebecchi.com

Energy Rating: C. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: April 24.

